

From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Re: Jared

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No worries..

Please kindly remember, when you get a chance, to provide me with Robert Briggs' contact information (Board of Adjustments).

Thanks,  
Terrey

-----Original Message-----

From: "Norris Gentry"  
Sent: Wednesday, January 13, 2021 9:31am  
To: tdolan@madisoncountync.gov  
Subject: Re: Jared

Thanks for the update ☐

Sent from my iPhone

On Jan 13, 2021, at 9:29 AM, tdolan@madisoncountync.gov wrote:

Spoke at length with Jared and he seems to share my concerns regarding the hearing prospects.

As I see it now:

- Massive crowd may wish to attend, for the two (of the three) projects. Maybe be well over 50, 75, or even more (?) to speak in regards to the Grandview Camping Project and Alaya Campground (Barnard). Jared shared there is a new Facebook Page established for the Grandview Site. I have fielded, since last week, upwards of 35 calls or e-mails from surrounding neighbors (for both projects), and not one positive comment has been received by my office.
- Of course, Ms. Cody's current position weighs heavily on me, for any Live Mtgs. in upcoming future.
- We presently have no true idea how, once the panels are installed in the Courthouse, how poor or acceptable the acoustics and the existing audio equipment will perform for the purposes of next Tuesday's scheduled hearing.
- Jared is in the process of personally reaching out to the Planning Board Members to better understand their opinion. I shall keep you posted on the wishes of the Board as soon as I hear back from Mr. Silver.

Terrey

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From: Norris Gentry <ngentry@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Fwd: Special Use Permit: Grand View Group Campground

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Sent from my iPhone

Begin forwarded message:

**From:** "Norris Gentry via BOC"  
**Date:** January 18, 2021 at 11:35:23 PM EST  
**To:** Kristy Moeller  
**Cc:** boc@madisoncountync.gov, Terrey Dolan  
**Subject: Re: Special Use Permit: Grand View Group Campground**

Good evening Kristy. Thank you for reaching out. Take care and stay safe.

Sent from my iPhone

On Jan 18, 2021, at 9:01 PM, Kristy Moeller via BOC wrote:

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 65 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUO, Special para 8.5.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D Moeller  
CH (COL-Ret), USA  
198 Hidden Pond Hollow  
Alexander, NC 28701

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From: Terrence Dolan <tdolan@madisoncountync.gov>  
To: Jonathan Horton <jhorton13@hotmail.com>  
Cc: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Re: Alaya camp in Barnard

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Mr. Horton, if you'd care to call me, I'll try to address your concerns.

In short, the upcoming Planning Bd Mtg. meeting was legally "noticed", per all the laws and policies of Madison County.  
(Only the adjoining property owners are notified by mail, in Madison County)... all other notifications are performed by newspaper and roadside signage.

The Madison County Planning Board (public hearing) will be this coming Tuesday evening 3/16, at 6:30 PM, at the NC Cooperative Extension Office.

Located at 258 Carolina Lane, Marshall, NC....up by the fairgrounds.....

The Alaya Retreat Campground project shall be the second agenda item,  
...and masks are being required for all.

Based in the lateness, you are welcome to call me this weekend at your convenience.

My cell is 828-206-4573.

Best Regards,  
Terrey Dolan

On Mar 13, 2021 2:56 PM, Jonathan Horton wrote:

Good afternoon,

My name is Jonathan Horton and we, my partner and I, live at 2000 Barnard Road just up the street from the proposed Alaya camping facility. I would like to go on record as being against the proposed zoning change from business to residential, for the following reasons.

First would be the accessibility of the land. We have multiple easements through our property and the idea that someone could purchase land, rezone it and put their burden on us doesn't sit well. Blackwell Road is a private road on private property. The private landowners should have the most say on access to that road. They should be well within their rights to refuse commercial traffic on a road that they pay for the maintenance on. The county allowing a business to potentially abuse this easement could be seen as an overreach and back burning of individual property rights.

Secondly, other than a sign up at the end of the road there seems to be no communication to those of us in the community.

Were letters mailed out to inform those of us that live here about the zoning hearing?

If so, how widely distributed and what is the time frame from informing to deciding?

We have heard rumors but unless our neighbors had reached out, we would be woefully in the dark to how fast this process is moving.

If the nature of the business becomes invasive to all other residents is there any recourse for all of us?

Lastly just want to state that we as a community are not closed to growth and business. We are however very protective of our private property rights. Something like rezoning and allowing a business to utilize a private property easement is an overreach of local government in our eyes. Taxes aren't paying for the road, the local property owners are. By that reasoning alone the residents of Blackwell Road deserve the final say so in this matter.

Thank you for your time,  
Jonathan Horton

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From: Kelley Klope <hi.itskelley@yahoo.com>  
To: "ngentry@madisoncountync.gov" <ngentry@madisoncountync.gov>  
Subject: Proposed Group Campground Facility on 777 Grandview Road, Marshall

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Dear Commissioner Gentry,

I have lived in or near the city of Asheville since 1994 and in 2010 I found the property and house of my dreams in the most beautiful and serene setting off Hidden Pond Hollow in Madison County. I live on a dirt road which I share with 4 other neighbors who I consider family. My views from every angle are woods, water and farmland. I feel like I live in my own little world sharing it with local deer, turkey, coyotes, songbirds and much more wildlife and stunning landscapes. Madison County is a unique place with a history of long time residents and the few like me who are fortunate to move in and call it home. Very little crime and the comfort of feeling safe is of high value to residents.

I am writing with great concern regarding the group campground proposed for 777 Grandview Rd. It's a very self-serving, money-making, private development that will bring in outsiders that in no way will contribute back to the county or community. I can only see negative impacts on our community such as high volume traffic, light and noise pollution and an overall negative impact on this community's welfare.

In accordance with the Madison County Land Ordinance section 8.5.3 Section C number 4 this development location and character of its use will **not** be in harmony with this area and our environment. This area is mostly agricultural with residents, rolling pastures and wooded acres. Drastically excavating this the land will jeopardize wildlife for sure and create erosion issues. This development will also endanger residents and wildlife health, safety and general welfare which is in violation of 8.5.3 Section C number 1. Proposed plans include septic systems for each campsite within just a couple hundred of feet of neighbors and their drinking systems. There will be obvious runoffs from this development during development and during full use once completed that would affect neighboring water systems such as streams, creeks and ponds - which there are several nearby.

Housing developments in this area have steadily increased over the past several years bringing in residents who are committed to this community and ultimately raising the value of all of our homes. A Group Campground development would definitely decrease the value of homes in this area and would deter future home buyers from coming to this area. People do not move out to the county to share the narrow roads with heavy traffic and loud group gatherings that this group campground would bring. This group campground is proposing an event lawn as well, which most likely would host amplified music or other noise affecting neighbors. Transient people would cause safety issues for resident families, kids in particular, who could no longer be let to explore their own neighborhood. Campers bring in alcohol, drugs, parties, and pets that could get loose and other irresponsible behaviors that will greatly affect the welfare of this community.

The peaceful summer nights of sitting outside on our porches for nearby residents will be consumed with noise from campers who most likely will party late at night and loud music from a venue supporting weddings, festivals etc. The many acres that would be destroyed currently are the habitat for deer, turkeys, coyotes, and much other wildlife. This campground would destroy their territory. It doesn't end with just the campground. Across the street is the proposal for the sewer drainage system. So many people in and out, so much destruction from people who don't even live here. So sad to think of.

Please do your part to conserve what we can of the mountains and agricultural lands of WNC by starting right here in Madison County. You all have the power to say no to development that does not even benefit the county or community. As a close resident of this property, I fear the many negative impacts of this group campsite.

Thank you for your time and please stand up for what is best for our community and keep Madison County beautiful!

Thank you,

Kelley Klope  
505 Hidden Pond Hollow  
Alexander, NC 28701

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From: "Kristy Moeller <kdmstrong@yahoo.com> via BOC" <boc@madisoncountync.gov>  
To: "boc@madisoncountync.gov" <boc@madisoncountync.gov>  
Subject: Special Use Permit: Grand View Group Campground

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Good evening, gentlemen:

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First, a brief introduction: I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 65 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUO, Special para 8.5.3.C.4.) with our residential area.

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Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

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Respectfully Submitted,

Kristina D Moeller  
CH (COL-Ret), USA  
198 Hidden Pond Hollow  
Alexander, NC 28701

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From: Norris Gentry <ngentry@madisoncountync.gov>  
To: William Tama Dickerson <tamalama108@gmail.com>  
Cc: tdolan@madisoncountync.gov, Chris Nelson <cgnelsondc@gmail.com>, Danny Allen <dallen@madisoncountync.gov>, Mandy Bradley <mbradley@madisoncountync.gov>, Mark Snelson <msnelson@madisoncountync.gov>  
Subject: Re: Summary Notes form Phone call- 2-9-21

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Thanks Tama. Have a Blessed Day ☐

Sent from my iPhone

On Feb 10, 2021, at 7:22 AM, William "Tama" Dickerson wrote:

Gentleman,

Thank you for your continued support in helping us get through this process in such a challenging time. Please find attached the requested preliminary soils study report and engineers report confirming our new entrance was built to Madison County subdivision standards.

Best, William Dickerson

On Feb 9, 2021, at 5:56 PM, [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) wrote:

Gentlemen,

Excellent discussion today. Here are my recollections from the meeting, for use in compiling the requested information.

- Terrey Dolan shall target the *potential date* of the March Planning Board's tentatively scheduled date of March 16th, at 6:30 PM in an effort come to resolution with the applicant, Paint Rock Farms, on a Build Out Scenario, and conduct the necessary public hearing for the Final Build-out of the project. Due to Covid Protocols, this is a "Goal" (at this time). The county staff shall make every effort to meet this targeted date for a potential Final Hearing for the (required) **Special Use Permit Amendment**.
- Applicant shall be requested to provide twelve (12) copies of revised Site Plans to this office. In order to do that, (and prior to final printing), please provide this office with a **review copy** of a **DRAFT Site Plan Note Block**, as discussed, for a final review to ensure all needed information is provided for consideration by the Madison County Planning Board.
- This **Note Block** shall index all present land use requests, as well as any former approvals issued by the Planning Board (Feb 2017 Planning Board Issuance of the original *Special Use Permit*).
- Please provide this office with copies of both the existing, (referenced) **Soil Study**, and the **Engineer's Report** for the entrance road.
- Applicant shall reach out to the **NC Dept. of Transportation** to see if there are any potential issues with Paint Rock Farm's *Campground and Event Center's Build-Out Plan*, as described.
- Terrey and Danny Allen shall reach out the *Madison County Environmental Health Dept.* and discuss the **proper order of plan submission** with their staff, in regards to the site's proposed wastewater treatment, bath houses, proposed out-houses, locations of all facilities, etc.

I believe that is my full list.

If anyone has some additional points to make, please share them with the group.

Thank you,

Terrey Dolan

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From: Terrence Dolan <tdolan@madisoncountync.gov>  
To: "Derek J. Allen" <dja@asklawnc.com>  
Cc: dallen@madisoncountync.gov, ngentry@madisoncountync.gov, wsugg@cdcgo.com, mbrooks@brooksea.com  
Subject: Re: Alaya and Grandview Projects-Upcoming Madison County Planning Bd Hearing Scheduling

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Hi Derek...just wanted to make certain that you got my earlier voicemail this morning.

Paint Rock Farm's "Special Use Permit (Amendment)", and Alaya Retreat's Request for a "Special Use Permit" shall go before the Madison County Planning Board at the Regularly Scheduled March 16th Mtg, at 6:30 PM at the NC Cooperative Extension Service Center Office at 6:30 PM.

Note: Alaya Retreat shall be second on the 3/16 Agenda, after the Paint Rock Farm project.

Then, on Tuesday, April 20th, the Grandview Campground shall be the sole agenda item for the April Planning Bd. Mtg.

(Same place, same start time at 6:30 PM.)

At both meetings, Covid Protocols shall be strictly adhered to, in terms of seating arrangements, distancing, mandatory facial masks, etc.

Electronic posting ability for any project graphics (to a large screen) is available at the Cooperative Center Conf. Room.

Please reach out to me with any questions.

Published Legal Notices have been requested through "The News Record" (Weekly Paper for Madison County), starting on 2/24 and published again on 3/3, in fulfillment of the required "14 Day Notice" requirements.

Thank you,

Terrey Dolan

On Feb 18, 2021 10:14 AM, "Derek J. Allen" wrote:

Morning, Terrey! On the Grandview SUP project, if you think it makes sense, we'd be open to a specially set meeting with just the Grandview project on it. My guys are (understandably) eager to get it heard as soon as possible.

Thank you,

Derek

**Derek J. Allen**

*Partner*

**Allen Stahl + Kilbourne**

**20 Town Mountain Road**

**Suite 100**

**Asheville, NC 28801**

828.412.4026 Direct

828.254.4778 Main

336.339.9993 Mobile

828.254.6646 Fax

[www.asklawnc.com](http://www.asklawnc.com)

[dja@asklawnc.com](mailto:dja@asklawnc.com)

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From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Cc: Mark Snelson <msnelson@madisoncountync.gov>, Mandy Bradley <mbradley@madisoncountync.gov>  
Subject: Re: Derek Allen-attorney representing the Grandview Campground Applicant

---

Hi Terrey. On track for 450 today. Will check in AM. Have a great rest of your day ☺

Sent from my iPhone

On Jan 20, 2021, at 12:54 PM, tdolan@madisoncountync.gov wrote:

Norris,

How's things on the vaccine front?

Staying warn enough?  
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To update you,  
I just learned (from speaking with him), that Derek Allen is the land use attorney **for both** Grandview and Alaya!

He feels there is a (new) North Carolina Superior Court Judge's ruling (in Asheville), that may allow for alternative hearing processes, in order to go forward (in lieu of in-person testimony) for Local Govt. Public Hearings, due to Covid Safety Protocols.

I asked him to call Donny Laws, who he says he knows, to discuss his position further.

I told him I was hoping to be speaking with Donny on Friday morning, and we may discuss this further with him, then.  
Hopefully, he can catch Donny prior to our Friday AM call to discuss future public hearing logistics.

FYI,  
Terrey

-----Original Message-----

From: tdolan@madisoncountync.gov  
Sent: Wednesday, January 20, 2021 7:26am  
To: "Norris Gentry"  
Subject: RE: Derek Allen-attorney representing the Grandview Campground Applicant

Understood.  
I shall fill you in later.  
Be safe.  
Terrey

On Jan 20, 2021 7:24 AM, Norris Gentry wrote:

**Good Morning Terrey. I am unavailable today. I am working the Vaccination Clinic at the Fair Grounds. Mr. Allen's offer to share what has been "approved" in Buncombe as "an alternative" is certainly a worthy**



**options during this current environment. Take care and stay safe. Talk tomorrow anytime. Have a Great Day.**

**From:** tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]

**Sent:** Wednesday, January 20, 2021 7:13 AM

**To:** Norris Gentry

**Subject:** Derek Allen-attorney representing the Grandview Campground Applicant

Norris, good morning!

I wanted to share what Derek Allen shared in regards to this client, Grandview Campground. I was not sure if you got cc'd or not on his response yesterday evening.

Mr. Allen and I are going to have a 10:30 AM call this morning.

I may just "buy some time" prior to attempting an escape off this hill,, and take his call first, prior to coming in.

Thoughts on the call?

Do you wish to be patched in, by any chance?

Terrey

On Jan 19, 2021 5:21 PM, "Derek J. Allen" wrote:

Thank you, Terrey. Do you have some time to discuss this week? Two things, I'd like to discuss:

First, I have had a number of opportunities to engage with local government bodies during COVID times and work out through our NC court system safe alternatives to "fully in-person" meetings. I am happy to share with you the COVID-safe protocols that were recently approved by a Superior Court Judge in a Buncombe County case considering how quasi-judicial hearings should be held during this time. Namely, the process is designed to afford due process for participants, and safety for all.

Second, I know the head of this opposition group well (we've been friends for years). Once I found out there was opposition, and who it was, I reached out to her for a meeting. I was able to speak with her late last week at length. She (and they) had a very, very different idea of what was being proposed. She was comforted and relieved to hear the actual vision and proposal. To that end, we are lining up a meeting to walk the property and a follow up Zoom with all interested parties.

I have good availability tomorrow, Thursday, and Friday, and can work around your schedule. Let me know your availability.

I look forward to working with you,

Derek

**Derek J. Allen**

**ALLEN STAHL + KILBOURNE**

828.412.4026 Direct

336.339.9993 Mobile

<https://link.edgepilot.co>

From: Elaine Robbins <elainerobbins535@gmail.com>

To: Madison County Board of Commissioners <boc@madisoncountync.gov>, Donny Laws  
<donnyjoellawsattorney@gmail.com>

Subject: Notice of Planning Board Hearing?

---

I see in this week's News-Record Sentinel that the Planning Board is having a hearing on September 29 concerning the Pant Rock Farm Campground and Event Center.

I have taken every step of which I have been advised to be included on the email list of all Planning Board and Board of Adjustment hearings. Yet, I have received no such notice of this hearing.

Perhaps you can advise me further.

Thanking you in advance,

Very truly yours,

Elaine Robbins  
415 Blowhole Road  
Marshall NC 28753  
(828) 380-1817

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From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>, Mandy Bradley <mbradley@madisoncountync.gov>  
Subject: FW: Planning Board Information

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FYI...

Already mailed out same information to the five (5) *Planning Board Members* that do not possess e-mail addresses (according to our records).

Terrey

-----Original Message-----

From: "tdolan@madisoncountync.gov"  
Sent: Wednesday, February 24, 2021 2:12pm  
To: jdsilver1984@yahoo.com, hen9358@gmail.com, acwyatt1975@gmail.com, dannyrice95@yahoo.com  
Subject: Planning Board Information

Lady and Gentlemen,

Hello.....You will see some updated information that I wanted to get in your hands as Planning Board Members, as soon as possible.

You will note that only four (out of nine) of our Board Members have reported to me that they have e-mail access. I will be sending the same exact information to our other Board Members, via U.S. today.

**To review:**

1 . Per the attached Legal Notice, (that began it's two week run in today's 2/24 edition of *The News Record*), the March Planning Board shall meet on **Tuesday, March 16th, at 6:30 PM, at the NC Cooperative Extension Office, at 258 Carolina Road, Marshall, NC 28753.**

**The evening's Agenda shall partially cover two of the three Agenda Items ( from the postponed Jan.19th Planning Board Mtg. ) for:**

**A. The *Paint Rock Farm Camping Facility*, originally approved for their " *Special Use Permit* " in Feb. 2017.**

**They are now presenting a full "Build-Out" plan, (per our staff request), and requesting an Amendment to their Special Use Permit.**

**B. Secondly, a new project shall also be on the 3/16 Planning Board Agenda, that was postponed from the January 19th Board Mtg. It is a proposed ten (10) tent site campground project known as " *Alaya* ", (in the Barnard Area), up a long driveway, above and along Blackwell Road.**

**NOTE: A full March 16th Agenda Package shall be mailed directly to your listed address by late next week.**

**2. Also attached, is a request for all Board Members to fill out a *Board Re-Appointment Form*, (if you so wish to be re-appointed). If you have knowledge of the initial start of your term **AND know when your term expires, please provide it to me in an e-mail.****

I apologize, but as many of you know, I have only been with Madison County for just short of three months now, and some of the Board Records are not as they should be. This is an effort by Mandy Bradley and myself to properly reconcile the Board Member Records once and for all, so your cooperation is needed and greatly appreciated. If you know your term on the Planning Board is not expiring within the next couple of months, again, please simply e-mail me with information regarding your term limits.

**3. Lastly, please kindly review the *Planning Board Contact List*, for its accuracy for your listed information. If there are revisions or omissions that need to be corrected, please send me an e-mail so we may rectify the Member List.**

As a personal note: I look forward to **FINALLY** being able to meet all of you as a collective group. Some of you have stopped by my office, and welcomed me to the community. My girlfriend Lynn and I are living up in Laurel Cove, south of Wolf Laurel, "Way Up The Hill"....and it is glorious! We both feel truly blessed and thrilled to be in Madison County, and look forward to the Beautiful Springtime I keep hearing about. We joke that we have "Our own 270 acre treehouse up on the hill".

on March 16th.

Thank You and Best Regards,

Terrey Dolan

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From: "Norris Gentry <ngentry@madisoncountync.gov> via BOC" <boc@madisoncountync.gov>  
To: "Nancy Hendrix <nhendrix0208@gmail.com> via BOC" <boc@madisoncountync.gov>  
Cc: msnelson@madisoncountync.gov, craiggoforth@madisoncountync.gov, michaelgarrison@madisoncountync.gov,  
mwechtel@madisoncountync.gov, tdolan@madisoncountync.gov  
Subject: Re: Grandview Group Campground

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Good afternoon Nancy. Thanks for reaching out. Have a Blessed Day. Sent from my iPhone > On Jan 19, 2021, at 2:39 PM, Nancy Hendrix via BOC wrote: > > > Enclosed is a letter documenting mine and my son's opposition to the proposed campground. >

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From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: cgnelsondc@gmail.com, William Tama Dickerson <tamalama108@gmail.com>, Danny Allen <dallen@madisoncountync.gov>  
Cc: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Summary Notes form Phone call- 2-9-21

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Terrey Dolan

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From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: dalllen@madisoncountync.gov  
Cc: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Today...

---

Mornin', Danny

It feels as though it is about to snow up here, and the forecast is trying to agree with me, (for this elevation!!.....)

That being said, I've got enough work with me to keep me busy from here, TODAY.

I want to try to get a couple of in-house **Consultant/Owner/Developer Meetings** done this week.

- .....one with John Lampins (Grandview Ave Site)
- one with Warren Sugg (Alaya Project).....
- and perhaps one with Chris Nelson (Paint Rock Farm) too.

Is there a better day than others for you to be there for these meetings?

I "may" want to have Stuart Bass sit in, as well.

All of these projects appear to be pent up, and seem to be hoping for a **January Planning Board** position.

I also wish to have a sit down with you this week to review any further needs for the list of **Records Requests** , as we discussed.

Thoughts?

Thanks,  
Terrey

---

From: Nancy Hendrix <nhendrix0208@gmail.com>

To: boc@madisoncountync.gov

Cc: msnelson@madisoncountync.gov, craiggoforth@madisoncountync.gov, nentry@madisoncountync.gov, michaelgarrison@madisoncountync.gov, mwechtel@madisoncountync.gov, tdolan@madisoncountync.gov

Subject: Grandview Group Campground

---

Enclosed is a letter documenting mine and my son's opposition to the proposed campground.

---



From: "Kristy Moeller <kdmstrong@yahoo.com> via BOC" <boc@madisoncountync.gov>  
To: "boc@madisoncountync.gov" <boc@madisoncountync.gov>  
Subject: Special Use Permit: Grand View Group Campground

---

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 65 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUO, Special para 8.5.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D Moeller  
CH (COL-Ret), USA  
198 Hidden Pond Hollow  
Alexander, NC 28701

---

From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: "Derek J. Allen" <dja@asklawnc.com>  
Cc: Norris Gentry <ngentry@madisoncountync.gov>, Danny Allen <dallen@madisoncountync.gov>  
Subject: RE: BOA hearings

---

Good morning, Derek.

Yes, there has been continual talk internally, about how to proceed in the " *Days of Covid* ", with future public hearings, in-person vs Zoom-style participation, etc!.

But let me first be clear, the three projects were not on a "BOA" (Board of Adjustments) Agenda. The three projects are/(were) on the scheduled and legally-noticed Jan. 19th Planning Board Agenda, to go forward with " **Special Use Permit**" requests (Under their " **Residential/Agricultural** " Zoning)

My goal at this time is to proceed with the first applicant, (and existing) " *Paint Rock Farm Campground and Event Center* " up past Hot Springs, which already has their **Special Use Permit (Feb. 2017)** , but have proposed a significant expansion of their facilities.

They will be proceeding, seeking a **Special Use Permit Amendment., from the Madison County Planning Board.**

There have been **zero** questions, calls of inquiry to my office, nor any opposition to this particular project as proposed.

We are considering this agenda item "could" potentially be married up with one of the other two projects for an upcoming Planning Board Hearing; most likely Alaya due to its earlier submittal date (than Grandview).

As a note of explanation, we have collectively decided to not have both of these other two campground project, ( **Alaya and Grandview** ) , heard at the same Planning Board Meeting.

Both projects have drawn so much interest from the neighboring communities. It has been all (strongly) negative, as we have discussed, and we simply can not possibly accommodate the expected general public crowd, in any county facility.

We "may" consider the use of the *Ag Extension Office* for the next several Planning Board (and Board of Adjustments) hearings, due to the larger size of the facility.

FYI, we are actually considering the use of semi-outdoor facilities (at the County Fairgrounds) for future hearings as well. But this will not be entertained as a viable idea until Spring Weather comes in. Obviously, we are still working on site logistics.

I understand from Warren Sugg (Alaya Engineer) that the Alaya applicant is attempting to host a **Sat. (2/13) quasi-Town Hall Mtg.** in an effort to have some community out-reach regarding their project proposal.

I shall await the result of that meeting this coming Saturday, if it does occur.

As we discussed, this project has all negative commentary coming into my office, and I expect it to generate a *medium-sized* contingency to show up for any future Planning Board Hearing.

However, the largest amount of vocal and written criticism is in regards to the Grandview Campground project. I truly expect in excess of 50 folks showing up in opposition to this project, based on the amount of both written and verbal comments my office has received, to date!

I shall bundle up the latest batch of Grandview comment letters, and forward them to the applicant as soon as I can. I am still averaging 2-3 letters a week in full opposition to the project, as currently proposed..

I shall be in touch as soon as we have made any final decisions regarding spaces to hold future public hearings.

I have not heard of any considered revisions to either projects' site plans, to date. If you hear of any changes, please advise your respective clients to reach out to me as soon as possible.

Best Regards,

Terrey Dolan

-----Original Message-----

From: "Derek J. Allen"

Sent: Wednesday, February 10, 2021 8:50pm

To: "tdolan@madisoncountync.gov"

Cc: "Clifton Williams", "July Laban"

Subject: RE: BOA hearings

Good evening, Terrey. Have you had any further discussion about when and how the BOA hearing will be held? I plan to call Donny tomorrow to discuss logistics, but didn't want to be duplicative if you have already had those discussions.

FYI - for both Grandview and Alaya, we are moving along with neighbor meetings (both individually and in groups).

Thanks!

Derek



**Derek J. Allen**

*Partner*

**Allen Stahl + Kilbourne**

**20 Town Mountain Road**

**Suite 100**

**Asheville, NC 28801**

828.412.4026 Direct

828.254.4778 Main

336.339.9993 Mobile

828.254.6646 Fax

[www.asklawnc.com](http://www.asklawnc.com)

[dja@asklawnc.com](mailto:dja@asklawnc.com)

---

From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov, elainerobbins535@gmail.com, mountainsidecabins5@gmail.com  
Cc: 'Mandy Bradley' <mbradley@madisoncountync.gov>, donnyjoellawsattorney@gmail.com, 'Mark Snelson' <msnelson@madisoncountync.gov>  
Subject: RE: Notification of upcoming Madison County Planning Board and Board of Adjustment Mtgs

---

## Good morning. Thanks for the update.

**From:** tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
**Sent:** Thursday, March 4, 2021 10:50 AM  
**To:** elainerobbins535@gmail.com; mountainsidecabins5@gmail.com  
**Cc:** Mandy Bradley ; donnyjoellawsattorney@gmail.com; Norris Gentry  
**Subject:** Notification of upcoming Madison County Planning Board and Board of Adjustment Mtgs

Good morning,

In an effort to update all of you, attached are the notifications that have been mailed out, and duly placed in ***The News Record's Legal Notices*** for two upcoming Madison County Meetings.

*The first **Notice** is for the upcoming Madison County Planning Board Meeting, to be held on Tuesday, March 16th for:*

*1) An Amendment to the existing Special Use Permit for the **Paint Rock Farm Campground and Event Venue** . It consists of their completed Master Plan (that I requested from them), and and this request shall be treated as an Amendment to their issued Feb 2017 (original) Special Use Permit .*

*2) A second project shall also be considered at the 3/16 Planning Board Mtg, for a ten (10) tent site campground project known as the "**Alaya Retreat**" (in Barnard, along Blackwell Road). The project shall be seeking a Special Use Permit , per the Land Use Ordinance requirements.*

*Lastly, the second **Notice** is:*

*A (single item) Board of Adjustments Mtg. shall be conducted on Monday, March 22nd at 6:30 PM. Please kindly refer to the attached Notice that is currently appearing in The News Record's Legal Notices.*

*This is a Conditional Use Permit request needed to allow for any Auto Sales (maximum of five (5) autos) within the Residential/Agricultural "R/A" Land Use District.*

*If yo have any questions, please reach out to me at your convenience.*

*Best Regards,  
Terrence Dolan*

---

From: tdolan@madisoncountync.gov  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: RE: Derek Allen-attorney representing the Grandview Campground Applicant

---

Understood.  
I shall fill you in later.  
Be safe.

Terrey

On Jan 20, 2021 7:24 AM, Norris Gentry wrote:

**Good Morning Terrey. I am unavailable today. I am working the Vaccination Clinic at the Fair Grounds. Mr. Allen's offer to share what has been "approved" in Buncombe as "an alternative" is certainly a worthy conversation. We will certainly entertain workable options during this current environment. Take care and stay safe. Talk tomorrow anytime. Have a Great Day.**

**From:** tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
**Sent:** Wednesday, January 20, 2021 7:13 AM  
**To:** Norris Gentry  
**Subject:** Derek Allen-attorney representing the Grandview Campground Applicant

Norris, good morning!

I wanted to share what Derek Allen shared in regards to this client, Grandview Campground. I was not sure if you got cc'd or not on his response yesterday evening.

Mr. Allen and I are going to have a 10:30 AM call this morning.

I may just "buy some time" prior to attempting an escape off this hill,, and take his call first, prior to coming in.

Thoughts on the call?

Do you wish to be patched in, by any chance?

Terrey

On Jan 19, 2021 5:21 PM, "Derek J. Allen" wrote:

Thank you, Terrey. Do you have some time to discuss this week? Two things, I'd like to discuss:

First, I have had a number of opportunities to engage with local government bodies during COVID times and work out through our NC court system safe alternatives to "fully in-person" meetings. I am happy to share with you the COVID-safe protocols that were recently approved by a Superior Court Judge in a Buncombe County case considering how quasi-judicial hearings should be held during this time. Namely, the process is designed to afford due process for participants, and safety for all.

Second, I know the head of this opposition group well (we've been friends for years). Once I found out there was opposition, and who it was, I reached out to her for a meeting. I was able to speak with her late last week at length. She (and they) had a very, very different idea of what was being proposed. She was comforted and relieved to hear the actual vision and proposal. To that end, we

I have good availability tomorrow, Thursday, and Friday, and can work around your schedule. Let me know your availability.

I look forward to working with you,

Derek

**Derek J. Allen**

**ALLEN STAHL + KILBOURNE**

828.412.4026 Direct

336.339.9993 Mobile

<https://link.edgepilot.co>

---

Date: Thu, 17 Dec 2020 17:00:05 -0500  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Stuart Bass <stuart@landofsky.org>  
Cc: dallen@madisoncountync.gov, Norris Gentry <ngentry@madisoncountync.gov>  
Subject: FW: Blackwell Road Proposal

Thank you, Stuart.

I appreciate you taking the time to participate on the call.

I'll be reaching out to Donny Laws, our County attorney, to review the project, and obtain his advise on proceeding with the application.

I'll keep you apprised.

Have a good evening.

Thanks,  
Terrey Dolan

Terrence S. Dolan  
Director of Planning & Zoning  
Madison County  
Office Cell: 828-206-4573

On Dec 17, 2020 4:38 PM, Stuart Bass wrote:

**FYI.**

From: Stuart Bass  
Sent: Friday, October 23, 2020 6:16 PM  
To: villar8200@bellsouth.net  
Cc: Danny Allen; Norris Gentry  
Subject: RE: Zoning questions

A proposed campground project would have to receive approval from the Planning Board. The adjacent property owners would be notified of any meeting.

Any proposal would also require County Health Department approval for well and septic.

With respect to the access and the easement, I'm not sure, but that would certainly be a consideration as part of a review process.

Stuart Bass

From: Norris Gentry <ngentry@madisoncountync.gov>  
Sent: Wednesday, October 21, 2020 2:28 PM  
To: 'Anita/Alfredo Villar' <villar8200@bellsouth.net>; 'Danny Allen' <dallen@madisoncountync.gov>; <traineofth@madisoncountync.gov>; msnelson@madisoncountync.gov; 'Matt Wechtel' <mwechtel@madisoncountync.gov>; wavnbrigman2012@gmail.com; 'Stuart Bass' <stuart@landofsky.org>  
Cc: Stuart Bass <stuart@landofsky.org>  
Subject: RE: Zoning questions

**Be Advised: This email originated from outside Land of Sky**

Good afternoon. Thanks for reaching out. I am forwarding your inquiry to our Zoning and Planning Office. They will be in touch. Enjoy this beautiful day.

From: Anita/Alfredo Villar <villar8200@bellsouth.net> via BOC [mailto:booc@madisoncountync.gov]  
Sent: Wednesday, October 21, 2020 1:58 PM  
To: booc@madisoncountync.gov  
Subject: Zoning questions

Hello,

I just wanted to bring an item to your attention and ask advice on how to proceed. Myself and my six neighbors live in the Barnard area of Madison County. We live on Blackwell Rd, a small private gravel right of way 8' wide and one residential right of way through to the landlocked homes. The road's intent was always to be for residential use only. The whole area is zoned RA.

Recently an out of state landowner who purchased property at the end of the roadway, ostensibly to build a retirement home, has offered the property for sale and advertised on the listing in large print "UNRESTRICTED so use the land as you please" (see attached [https://www.zillow.com/homedetails/Blackwell-Ce-Barnard-NC-2875370781/2875370781\\_zpid/](https://www.zillow.com/homedetails/Blackwell-Ce-Barnard-NC-2875370781/2875370781_zpid/)). That is an obvious falsehood if current zoning laws are to be followed. His property is zoned RA as well.

It has come to all the resident's attention that he plans to put some sort of commercial campsite there. An 8' easement through private property to access a commercial venture is unacceptable and in direct contravention of safety, traffic, etc.

Please advise us what the procedure is to keep our zoning Residential Agricultural. The potential new owners are very unfriendly and rude to existing residents and have told some of us to "mind our own business" so there is no knowing their final plans or discussing these issues. The current owner has indicated he knows he is misleading these people but they seem to think there are "ways around" the zoning issue. I know personally that my property came with Restrictive Covenants that prevent any commercial endeavor or use of tents, RVs etc. and they must pass through this property to get to their property.

So, the questions are-

How closely does the zoning board follow current zoning restrictions?

What forum is there for us to express our opposition this before this is a done deal?

To whose attention do we need to bring this matter in the absence of a current Zoning Director?

Thanks for your attention to this and for keeping Madison County resident-friendly.

Anita Villar



Date: Sat, 16 Jan 2021 16:30:17 -0500  
From: tdolan@madisoncountync.gov  
To: Peggy Corbett <pcorbett56@gmail.com>  
Cc: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Re: Grandview Road: Proposed Campground

Ms. Corbett,

Thank you for your letter.

In the event you have not already been told by other Grandview Road Area neighbors, the Tuesday January 19th Planning Board Mtg. has been postponed, indefinitely.

A number of factors, including the anticipated size of the meeting crowd, (compounded by the required Covid Protocols), rendered the Courthouse a non-feasible option for holding public hearings for all of the interested parties safely.

The postponement announcement was placed on the Madison County Website (Boards and Committees link) on Wednesday afternoon (Jan. 13th).

Staff shall be meeting this coming week to explore all options to ensure fair and safe participation for all parties. We need make arrangements to re-schedule the necessary public hearings for all three applications, as soon as possible.

You may recall the topic of "possible meeting postponement", in our meeting two weeks ago, when you and your husband both came in, to meet with me in person.

As I have advised others, please continue to monitor the county's website for all meeting updates.

Have a nice weekend.

Best Regards,  
Terrey Dolan

On Jan 16, 2021 10:22 AM, Peggy Corbett wrote:

Terry,  
I am attaching a letter that has also been mailed to your attention with the expectation that it will be shared with the Planning and Zoning Board. I appreciate your help in answering the many questions this community has in regard to how to effectively represent our unanimous opposition to this group campground. We take this proposal very seriously as it will most definitely affect our personal health, safety and general welfare.

I appreciate your time and cooperation,  
Peggy Corbett  
215 Hidden Pond Hollow



**Peggy Corbett**  
Broker | Realtor®  
Blue Ridge Properties Group

📞 (828) 776-5084  
✉️ pcorbett56@gmail.com  
🌐 blueridgepropertiesnc.com  
📍 22 N. Main Street, Weaverville, NC 28787



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Date: Tue, 16 Feb 2021 13:17:21 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: FW: RE: Question about potential Legal Notice timing

Just an FYI...I am discussing future public hearing logistics with Jamie and the IT Boys tomorrow morning.

I want to proceed with combining up the (non-controversial) Paint Rock Farm Special Use Permit Amendment, with the smaller (anticipated) crowd for the Alaya Campground (if they care to proceed yet) for the **March 16th Planning Bd Mtg.**

In order to make the somewhat quirky calendar math work "legally", I have to have it Legal Noticed in the Feb 24th Edition of The News Record.

The following week's March 3rd Edition is **one day** too late for the **required 14 Day Notice!**

I have a message into Alaya's engineer to see how and if they want to proceed for the March Planning Bd.

I believe it is best to conduct this March 16th Planning Bd Mtg at the Ag Extension Office's Hall, where the County Commission has been having meetings.

Who do I have to check with to get this space confirmed **for use on the 16th of March**, please?

FYI,  
Terrey


-----Original Message-----  
From: "Ingraham, Karen"  
Sent: Tuesday, February 16, 2021 10:22am  
To: "tdolan@madisoncountync.gov"  
Cc: "LEGALS, IRS"  
Subject: RE: Question about potential Legal Notice timing

Terrey:

Legal notices must be in the system, approved and paid for (if you don't have an account set up with credit) by the end of the day Thursday for the Feb. 24 issue. You may email your ad directly to [nrslegals@garnett.com](mailto:nrslegals@garnett.com), and they will email you a price quote, as well as a proof for your approval. Feel free to reach out with any additional questions or concerns. ☺

Thanks, and take care.

**Karen Ingraham**  
General & Admin, Office Manager

**The News-Record & Sentinel** 

Direct: 828-210-6073  
[karen@news-recordandsentinel.com](mailto:karen@news-recordandsentinel.com)

**Reduce | Reuse | Recycle**

From: tdolan@madisoncountync.gov  
Sent: Tuesday, February 16, 2021 10:18 AM  
To: Ingraham, Karen  
Subject: Question about potential Legal Notice timing

Hello Karen,

This is Terrey Dolan, the new Planning and Zoning Director for Madison County.

I need to verify the deadline date to send you Legal Notices, in order to post them in the **Wednesday, Feb 24th Edition?**

I potentially have two projects that need to go before the Madison County Planning Board on Tuesday, March 16th, but we need a full 14 Day Notice Lead Time., so the **Legal Notice has to go into the 2/24 News Record Edition, and not the 3/3 edition....**

**Please kindly advise as soon as possible.**

Thank you,

Terrey Dolan

Date: Mon, 18 Jan 2021 23:35:19 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: Kristy Moeller <kmoeller@yahoo.com>  
Cc: boc@madisoncountync.gov, Terrey Dulan <tdulan@madisoncountync.gov>  
Subject: Re: Special Use Permit: Grand View Group Campground

Good evening Kristy, Thank you for reaching out. Take care and stay safe.

Sent from my iPhone

On Jan 18, 2021, at 9:01 PM, Kristy Moeller via BCC wrote:

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campgrounds."

First, a brief introduction: I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 65 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (UO, Special para 8.5.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D Moeller  
CH (COL-Ret), USA  
198 Hidden Pond Hollow  
Alexander, NC 28701

Date: Wed, 10 Feb 2021 07:34:00 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: William Tama Dickerson <tamadema100@gmail.com>  
Cc: tdolan@madisoncountync.gov, Chris Nelson <cnelsoncd@gmail.com>, Danny Allen <dallen@madisoncountync.gov>, Mandy Bradley <mbradley@madisoncountync.gov>, Mark Snelson <msnelson@madisoncountync.gov>  
Subject: Re: Summary Notes from Phone call- 2-9-21

Thanks Tama, Have a Blessed Day ]

Sent from my iPhone

On Feb 10, 2021, at 7:22 AM, William "Tama" Dickerson wrote:

Gentleman,  
Thank you for your continued support in helping us get through this process in such a challenging time. Please find attached the requested preliminary soils study report and engineers report confirming our new entrance was built to Madison County subdivision standards.  
Best, William Dickerson

On Feb 9, 2021, at 5:56 PM, tdolan@madisoncountync.gov wrote:

Gentlemen,

Excellent discussion today. Here are my recollections from the meeting, for use in compiling the requested information.

- Terrey Dolan shall target the potential date of the March Planning Board's tentatively scheduled date of March 16th, at 6:30 PM in an effort come to resolution with the applicant, Paint Rock Farms, on a Build Out Scenario, and conduct the necessary public hearing for the Final Build-out of the project. Due to Covid Protocols, this is a "Goal" (at this time). The county staff shall make every effort to meet this targeted date for a potential Final Hearing for the (required) **Special Use Permit Amendment**.
- Applicant shall be requested to provide twelve (12) copies of revised Site Plans to this office, in order to do that, (and prior to final printing), please provide this office with a **CAUTION COPY** of a **DRAFT Site Plan Note Block**, as discussed, for a final review to ensure all needed information is provided for consideration by the Madison County Planning Board.
- This Note Block shall index all present land use requests, as well as any former approvals issued by the Planning Board (Feb 2017 Planning Board Issuance of the original **Special Use Permit**).
- Please provide this office with copies of both the existing, (referenced) **Soil Study**, and the **Engineer's Report** for the entrance road.
- Applicant shall reach out to the **NC Dept. of Transportation** to see if there are any potential issues with Paint Rock Farm's **Campground and Event Center's Build-Out Plan**, as described.
- Terrey and Danny Allen shall reach out the **Madison County Environmental Health Dept.** and discuss the **proper order of plan submission** with their staff, in regards to the site's proposed wastewater treatment, bath houses, proposed out-houses, locations of all facilities, etc.

I believe that is my full list.

If anyone has some additional points to make, please share them with the group.

Thank you,

Terrey Dolan

Date: Mon, 22 Mar 2021 09:53:57 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: sheriffharwood@madisoncountync.gov  
Cc: Norris Gentry <ngentry@madisoncountync.gov>, Danny Allen <dallen@madisoncountync.gov>  
Subject: Scheduled Tuesday, April 20th Madison County Planning Board Mtg.

---

Sheriff Harwood,

Good morning,

I am the new Planning and Zoning Director for the county.

Commissioner Gentry just stopped by my office and encouraged me to reach out to you in regards to needed security for the upcoming Planning Board Meeting, slated for April 20th.

We are hoping to find out tonight (at the School Board Mtg.) if they will allow the county to utilize the gymnasium space at the Madison County High School.

A very large crowd ( +/- 100 residents?? ) are potentially attending the 4/20 public hearing on the **Grandview Campground Project** site (located on Grandview Road, on the hillside just below the Grandview Baptist Church.

The *opposition group* is well organized, with an online petition drive opposing the project, with well over 500 signatures by now; and my office has been flooded with protest letters, as well.

I received and now possess a video (that was *cell phone-taken* a couple of weekends back) at a Q & A Session with the residents and the Grandview Campground Project Applicant.

One "resident" let his temper get the best of him. I can share this brief video with you, as I believe you should see it.  
Please kindly let me know.

I shall let you know, after tonight's School Board's deliberations, if they agree to let the county use the gym space on April 20th.  
The Planning Board will meet at 6:30 PM, and no matter where the public hearing is ultimately held, we shall need the assistance of your office for crowd control.

Thank you kindly for your time. Look forward to meeting you soon.

Best Regards,  
Terrey Dolan

---

Date: Wed, 14 Oct 2020 16:04:50 -0400  
From: jlist@madisoncountync.gov  
To: dallens@madisoncountync.gov, ngenry@madisoncountync.gov, tcody@madisoncountync.gov  
Subject: FW: RV not in a Park

From: Wallace, D, Karen  
Sent: Wednesday, October 14, 2020 4:00 PM  
To: Jamie List (jlist@madisoncountync.gov)  
Subject: RV not in a Park

GS 130A-335(a) A person owning or controlling a residence, place of business or a place of public assembly shall provide an approved wastewater system. Except as may be allowed under another provision of law, all wastewater from waterusing fixtures and appliances connected to a water supply source shall discharge to the approved wastewater system. A wastewater system may include components for collection, treatment and disposal of wastewater.

15A NCAC 18A.1937 PERMITS  
(a) Any person owning or controlling a residence, place of business, or place of public assembly containing water-using fixtures connected to a water supply source shall discharge all wastewater directly to an approved wastewater system permitted for that specific use.

15A NCAC 18A.1949 SEWAGE FLOW RATES FOR DESIGN UNITS  
Travel Trailer/Recreational Vehicle Park (With water and sewer hookups) 120 gal/space

The design flow in the rules for an RV is specific to an RV park. See the attached documents for guidance on RVs in a park and outside a park.  
Karen

**Karen Wallace**  
Regional Soil Scientist  
Division of Public Health, On-site Water Protection Branch  
North Carolina Department of Health and Human Services

704 930 4889 office/mobile  
[karen.d.wallace@dhs.nc.gov](mailto:karen.d.wallace@dhs.nc.gov)

PO Box 3828, Weaverville, NC 28787  
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Attachment: RV with water.jpg [image/jpeg]  
Attachment: RV-ParksGuidance-10202017.pdf [application/pdf]

Date: Fri, 26 Mar 2021 10:40:15 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>, "donnyjoellawson@gmail.com" <donnyjoellawson@gmail.com>  
Subject: FW: Re: Grandview Campground Planning Board Public Hearing Delay - Notification to Community Opposition Leader Ms. Britt Lee

Gentlemen,

I felt it wise to provide both of you with the last two days of e-mail exchange between myself and Ms. Britt Lee.

She and her husband Chris, reside near the top of Hidden Pond Hollow Rd., to the southerly side of the proposed Grandview Campground property, their two story home and outer deck space is about 250' from the common property boundary with the campground.

They both clearly feel the proximity of the camp facilities will have a deleterious impact on their privacy, their vistas and run counter to every reason why they chose this property to reside upon late last Summer.

Just an FYI,

Terry Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Friday, March 26, 2021 10:21am  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Re: Grandview Campground Planning Board Public Hearing Delay

Hi Terrey,  
I appreciate the push from you to them, even if it was to meet the newspaper deadline. I believe that additional supporting information from the developers is crucial, as their plans to date have been relatively incomplete which has caused a lot of speculation from the community.  
To Derek's point of "work with the neighbors"....while I am agreeable to keep the line of communication open with them and our core community group will continue to be respectful in those communications, I do want to inform you that the community will continue to oppose the project as a whole. Even with reduced sites, this location is still not conducive to a project this size, and would still impact the "harmony" and character of this area. We've already discussed this in much detail, so you know our stance on traffic issues, emergency vehicle access, transient population and security, well water table concerns, etc. We will see if their revised plans address any of these items. Also, if rude emails from Whit continue, I will close this communication line and it will only remain between our attorneys.  
We appreciate your open communication with us, as well as your fresh approach as a new director to keep Madison County's best interest at the forefront.  
I'm very happy to know that they rescinded the Alaya application! That's great for that community! I'm sure you have informed them but I will also reach out to some of the members of that group.  
Thank you, and speak soon!  
Britt  
On Friday, March 26, 2021, 09:00:16 AM EDT, tdolan@madisoncountync.gov wrote:  
That would be fine.

This *somewhat* got triggered yesterday, as I had previously given their engineer until yesterday morning to provide me with an updated site plan, other associated plan sheets, and new use calcs, etc.

I e-mailed them twice in the AM, and was right up against my newspaper Legal Notice deadline, and that is when Derek Allen notified me of the delay until the May 18th Planning Board date, "In an effort to work with the neighbors"...

As of now, I will be giving them until mid April to the 3rd week of April to provide me with any updated plans they wish to submit.

BTW, Alaya Retreat rescinded their application verbally yesterday, and I am now awaiting the needed *formal written request* from their group.

Terry Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Friday, March 26, 2021 8:35am  
To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"  
Subject: Re: Grandview Campground Planning Board Public Hearing Delay

Hi Terrey,  
Thank you for informing me.  
At what point would we receive the revised plans in order to review and prepare for the May 18th Hearing date? Shall I check in with you towards the end of April?  
Thanks,  
Britt  
On Thursday, March 25, 2021, 03:22:37 PM EDT, tdolan@madisoncountync.gov wrote:  
Ms, Lee,

I wish to inform you that as of a couple of hours ago, the applicant for the *Grandview Campground Project*, (through their attorney, Mr. Derek Allen), requested a month long delay for the necessary Planning Board Public Hearing, to consider their Specials Use Permit request.

This means, as of now, that the project shall likely be scheduled to go before the Madison County Planning Board at their Regularly Scheduled **Tuesday, May 18th Planning Board Mtg.**

We shall, once again, attempt to schedule the hearing to be at the Madison County High School Gymnasium at 6:30 PM, on Tuesday May 18th, but we must first confirm that with the School District for the use of their facilities.

Would you please kindly pass this information along to your network of concerned property owners, as well as to your legal representative?

Thank you.

Terry Dolan

Date: Sat, 26 Sep 2020 13:17:48 -0400  
From: "Elaine Robbins" <elainerobbins33@gmail.com> via BCC: <bcc@madisoncountync.gov>  
To: Madison County Board of Commissioners <bcc@madisoncountync.gov>, Donny Laws  
<donnyjoallawattorney@gmail.com>  
Subject: Notice of Planning Board Hearing?

---

I see in this week's News-Record Sentinel that the Planning Board is having a hearing on September 29 concerning the Pant Rock Farm Campground and Event Center.

I have taken every step of which I have been advised to be included on the email list of all Planning Board and Board of Adjustment hearings. Yet, I have received no such notice of this hearing.

Perhaps you can advise me further.

Thanking you in advance,

Very truly yours,

Elaine Robbins  
415 Blowhole Road  
Marshall NC 28753  
(828) 390-1817

---

Date: Thu, 25 Mar 2021 13:12:19 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: donnyjoellawsattorney@gmail.com  
Cc: Norris Genlty <nentry@madisoncountync.gov>  
Subject: Alaya Retreat Campground

---

God afternoon, Donny,

Norris asked me to advise you of my earlier conversation with the principle management entity with the *Alaya Retreat*.

That gentleman's name is Charles (Alex) Alexander.

He verbally communicated with me, earlier this morning, that the Alaya Retreat Campground project is being formally withdrawn.  
I asked him if he and his partners were still intending to go through with the purchase of the +/-15 acres, and he confirmed that they are.

I asked him to submit to me as soon as possible, a letter confirming our phone call and asked him to formally request: 1) the withdrawal of the *Special Use Permit Application for the Alaya Retreat*, as well as 2) the cancellation of the May 4th Planning Board *Continuance* Hearing.

I shall provide you with his correspondence once that letter is received by my office.

Thank you,

Terrey Dolan

---



Date: Thu, 25 Mar 2021 12:54:22 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: "Derek J. Allen" <dja@askiawnc.com>  
Cc: "mbrooks@brooksea.com" <mbrooks@brooksea.com>, Whit Oliver <dwhittingtonoliver@gmail.com>, Norris Gentry <ngentry@madisoncountync.gov>, "donnyjoelawsonattorney@gmail.com" <donnyjoelawsonattorney@gmail.com>, Danny Allen <dallen@madisoncountync.gov>, Whit Oliver <dwhittingtonoliver@gmail.com>, John Albers <albersj@hotmail.com>  
Subject: Re: Deadline for Grandview Plan Revisions

Thank you,  
Terrey Dolan

---

Very well, Derek. Understood.

Thank you for letting me know.

Moving forward, we shall have to re-request use of the Madison County High School Gymnasium for a ( now ) May 18th Planning Board Hearing.

Hopefully, the School District will agree to that date and our use of the gym. I shall let you know as soon as I can.

May 18th (at 6:30 PM) is the *third Tuesday of the Month of May*, and would be the "Regularly Scheduled Planning Board Date/Time Slot" for our Planning Board...

I will be in touch.

Thanks again,  
Terrey Dolan

-----Original Message-----

From: "Derek J. Allen"  
Sent: Thursday, March 25, 2021 12:40pm  
To: "tdolan@madisoncountync.gov"  
Cc: "mbrooks@brooksea.com", "Whit Oliver", "Norris Gentry", "donnyjoelawsonattorney@gmail.com", "Danny Allen", "Whit Oliver", "John Albers"  
Subject: Re: Deadline for Grandview Plan Revisions

Thanks, Terrey.  
Please roll this over to the May calendar. That will give us some time to continue discussions with neighbors and work on the site plan.  
Best,  
Derek

Sent from my iPhone

On Mar 25, 2021, at 12:14 PM, tdolan@madisoncountync.gov wrote:

Gentlemen,

As Mark and I have discussed, the current Grandview Campground site plan necessitates parcel setback revisions to be compliant to be compliant with the Campground Criteria in the Madison County Land Use Ordinance. I had also asked for a Phasing Plan Sheet (that has never been presented to my office, even though many neighbors allude to one), and a revised utility Routing Plan Sheet that corresponds with the revised tent and cabin layout and any revised site plan unit counts, etc.

I had preciously informed Mark last week, that I am forced to require that new site plan materials to be submitted to me by this morning. In order to successfully meet the Deadline Date (i.e. lead times) established by Gannett News for the proper Legal Notices to run in the Madison County Weekly Newspaper "The News Record", and thus meet statutory deadlines for the **April 26th Planning Board Public Hearing**.

I need to know in the next hour what your decision is, please. I appreciate your cooperation in this request.

Date: Sat, 26 Sep 2020 13:17:48 -0400  
From: "Elaine Robbins" <elainerobbins535@gmail.com> via BOC" <booc@madisoncountync.gov>  
To: Madison County Board of Commissioners <booc@madisoncountync.gov>, Donny Laws  
<donnyjoellawsattorney@gmail.com>  
Subject: Notice of Planning Board Hearing?

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I have taken every step of which I have been advised to be included on the email list of all Planning Board and Board of Adjustment hearings. Yet, I have received no such notice of this hearing.

Perhaps you can advise me further.

Thanking you in advance,

Very truly yours,

Elaine Robbins  
415 Blowhole Road  
Marshall NC 28753  
(828) 380-1817

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Date: Wed, 20 Jan 2021 13:08:47 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Cc: Mark Snelson <msnelson@madisoncountync.gov>, Mandy Bradley <mbradley@madisoncountync.gov>  
Subject: RE: Derek Allen-attorney representing the Grandview Campground Applicant

Hi Terrey, On track for 450 today. Will check in AM. Have a great rest of your day ☐  
Sent from my iPhone

On Jan 20, 2021, at 12:54 PM, tdolan@madisoncountync.gov wrote:

Norris,

How's things on the vaccine front?

Staying warm enough?

To update you, I just learned (from speaking with him), that Derek Allen is the land use attorney for both Grandview and Alaya!

He feels there is a (new) North Carolina Superior Court Judge's ruling (in Asheville), that may allow for alternative hearing processes, in order to go forward (in lieu of in-person testimony) for Local Govt. Public Hearings, due to Covid Safety Protocols.

I asked him to call Donny Laws, who he says he knows, to discuss his position further.

I told him I was hoping to be speaking with Donny on Friday morning, and we may discuss this further with him, then. Hopefully, he can catch Donny prior to our Friday AM call to discuss future public hearing logistics.

FYI,  
Terrey

-----Original Message-----

From: tdolan@madisoncountync.gov  
Sent: Wednesday, January 20, 2021 7:26am  
To: "Norris Gentry"  
Subject: RE: Derek Allen-attorney representing the Grandview Campground Applicant

Understood.  
I shall fill you in later.  
Be safe,  
Terrey

On Jan 20, 2021, 7:24 AM, Norris Gentry wrote:

**Good Morning Terrey. I am unavailable today. I am working the Vaccination Clinic at the Fair Grounds. Mr. Allen's offer to share what has been "approved" in Buncombe as "an alternative" is certainly a worthy**

**conversation. We will certainly entertain workable options during this current environment. Take care and stay safe. Talk tomorrow anytime. Have a Great Day.**

From: tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
Sent: Wednesday, January 20, 2021 7:13 AM  
To: Norris Gentry  
Subject: Derek Allen-attorney representing the Grandview Campground Applicant

Norris, good morning!

I wanted to share what Derek Allen shared in regards to this client, Grandview Campground. I was not sure if you got cc'd or not on his response yesterday evening.

Mr. Allen and I are going to have a 10:30 AM call this morning.

I may just "buy some time" prior to attempting an escape off this hill, and take his call first, prior to coming in.

Thoughts on the call?

Do you wish to be patched in, by any chance?

Terrey

On Jan 19, 2021 5:21 PM, "Derek J. Allen" wrote:

Thank you, Terrey. Do you have some time to discuss this week? Two things, I'd like to discuss:

First, I have had a number of opportunities to engage with local government bodies during COVID times and work out through our NC court system safe alternatives to "fully in-person" meetings. I am happy to share with you the COVID-safe protocols that were recently approved by a Superior Court Judge in a Buncombe County case considering how quasi-judicial hearings should be held during this time. Namely, the process is designed to afford due process for participants, and safety for all.

Second, I know the head of this opposition group well (we've been friends for years). Once I found out there was opposition, and who it was, I reached out to her for a meeting. I was able to speak with her late last week at length. She said they had a very, very different idea of what was being proposed. She was comforted and relieved to hear the actual vision and proposal. To that end, we are lining up a meeting to walk the property and a follow up Zoom with all interested parties.

I have good availability tomorrow, Thursday, and Friday, and can work around your schedule. Let me know your availability.

I look forward to working with you.

Derek

**Derek J. Allen**  
ALLEN STAHL + KILBOURNE  
828.412.4026 Direct  
336.339.9993 Mobile  
www://www.alsk.com

Date: Wed, 20 Jan 2021 13:26:57 -0500  
From: tdolan@madisoncountync.gov  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Re: Derek Allen-attorney representing the Grandview Campground Applicant

Wow! That is an admirable number!

On Jan 20, 2021 1:08 PM, Norris Gentry wrote:  
Hi Terrey, On track for 450 today. Will check in AM. Have a great rest of your day []

Sent from my iPhone

On Jan 20, 2021, at 12:54 PM, tdolan@madisoncountync.gov wrote:

Norris,

How's things on the vaccine front?

Staying warm enough?

To update you, I just learned (from speaking with him), that Derek Allen is the land use attorney **for both** Grandview and Alaya!

He feels there is a (new) North Carolina Superior Court Judge's ruling (in Asheville), that may allow for alternative hearing processes, in order to go forward (in lieu of in-person testimony) for Local Govt. Public Hearings, due to Covid Safety Protocols.

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I told him I was hoping to be speaking with Donny on Friday morning, and we may discuss this further with him, then. Hopefully, he can catch Donny prior to our Friday AM call to discuss future public hearing logistics.

FYI,  
Terrey

-----Original Message-----

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Sent: Wednesday, January 20, 2021 7:26am  
To: "Norris Gentry"  
Subject: RE: Derek Allen-attorney representing the Grandview Campground Applicant

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Be safe.  
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Sent: Wednesday, January 20, 2021 7:13 AM  
To: Norris Gentry  
Subject: Derek Allen-attorney representing the Grandview Campground Applicant

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Do you wish to be patched in, by any chance?

Terrey

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I have good availability tomorrow, Thursday, and Friday, and can work around your schedule. Let me know your availability.

I look forward to working with you.

Derek

**Derek J. Allen**  
ALLEN STAHL + KILBOURNE  
828.412.4025 Direct  
336.338.9993 Mobile  
<https://link.edpsolps.co>

Date: Wed, 13 Jan 2021 10:11:38 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Re: Jared

Already asked him, and he said he *may* have his phone number "somewhere"!

Would Mandy have it, by any chance?

Terrey

-----Original Message-----

From: "Norris Gentry"  
Sent: Wednesday, January 13, 2021 9:49am  
To: tdolan@madisoncountync.gov  
Subject: Re: Jared

Hi, Danny my have?@

Sent from my iPhone

On Jan 13, 2021, at 9:45 AM, tdolan@madisoncountync.gov wrote:

No worries..

Please kindly remember, when you get a chance, to provide me with Robert Briggs' contact information (Board of Adjustments).

Thanks,  
Terrey

-----Original Message-----

From: "Norris Gentry"  
Sent: Wednesday, January 13, 2021 9:31am  
To: tdolan@madisoncountync.gov  
Subject: Re: Jared

Thanks for the update ☐

Sent from my iPhone

On Jan 13, 2021, at 9:29 AM, tdolan@madisoncountync.gov wrote:

Spoke at length with Jared and he seems to share my concerns regarding the hearing prospects.

As I see it now:

- Massive crowd may wish to attend, for the two (of the three) projects. Maybe be well over 50, 75, or even more (?) to speak in regards to the Grandview Camping Project and Alaya Campground (Barnard). Jared shared there is a new Facebook Page established for the Grandview Site. I have fielded, since last week, upwards of 35 calls or e-mails from

surrounding neighbors (for both projects), and not one positive comment has been received by my office.

- Of course, Ms. Cody's current position weighs heavily on me, for any Live Mtgs. in upcoming future.

- We presently have no true idea how, once the panels are installed in the Courthouse, how poor or acceptable the acoustics and the existing audio equipment will perform for the purposes of next Tuesday's scheduled hearing.
- Jared is in the process of personally reaching out to the Planning Board Members to better understand their opinion. I shall keep you posted on the wishes of the Board as soon as I hear back from Mr. Silver.

Terrey

Date: Tue, 23 Feb 2021 11:49:03 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: donnyjoellawattorney@gmail.com  
Cc: Morris Gentry <ngentry@madisoncountync.gov>  
Subject: Upcoming Madison County Planning Board Mtg's

Donny,

Good morning.

I wanted to update and advise you in regards to the the now scheduled, upcoming Planning Board Meetings for both March and April.

I have come to understand that you do not normally attend these meetings, but I truly believe I need you there for **both meetings**, as attorneys shall be present at both hearings, to represent both applicants, as well as the public in opposition to two of the projects.

Below is a brief Agenda Summary for your information.

Over the next two months of Planning Board Mtgs., three different Campground Public Hearings, (to request *Special Use Permits* (or *Amendments*) from the Planning Board) shall be scheduled, as follows:

**1) Tuesday, March 16th at 6:30 PM (to be held at the NC Cooperative Extension Office)** will consist of:

**Agenda:**

**A. A *Special Use Permit Amendment*** is being sought for **Paint Rock Farm**; originally approved by the Planning Bd. in Feb 2017.

This is the only project (of three) that has not "drawn fire" from the public. It was suppose to be heard back at the Jan. 19th Planning Bd Mtg., but was scheduled to be combined with both the Alaya and the Grandview Campground Projects on that Agenda. The "opposition" was too great in numbers to hold the full agenda **safely** (i.e. Covid Protocols) in the Courthouse.

Thus, a decision was made to indefinitely postpone the Board Mtg.

**B. *Alaya Campground*** (Barnard Village Area, off of Blackwell Road (private road).

This is a rather small campground project, but the sole vehicular access is along the "private" gravel and pothole-ridden Blackwell Road, which is extremely poor in condition; as is the steep, gravel driveway up to the actual property.

The site is a ten Safari-style tent campground.

Mr. Derek Allen is the legal representative for the applicant.

To date, ALL property owners along Blackwell Road have expressed their complete opposition to this commercial campground, citing the conditions of Blackwell Road and the additional vehicular traffic the project will create.

\*\* I know that Mr. Allen shall be attending the public hearing (as of now) on behalf of Alaya, but I do not believe more than 15-20 "opposing" residents will attend the upcoming Planning Board Hearing on March 16th.

**2) Tuesday, April 20th, at 6:30 PM (to be held at the NC Cooperative Extension Office)** will consist of:

**Agenda: ( One Item ).** It is the **only** scheduled agenda item, **due to the expectation of somewhere between 50-90 opposing residents of the county attending the Public Hearing.** We shall also need to make arrangements for the Madison County Sheriff's Dept. to attend this hearing.

**A. *Grandview Campground* :**

Mr. Derek Allen is also the representative Counsel for this +/-35 tent (and five cabin) site campground project.

Donny, the neighboring community (surrounding the Grandview Campground) is **very** well organized, has a **Facebook Opposition Group Page**, and has also produced an **Online Petition Drive**, (formed to oppose the approval of the campground by the Madison County Planning Bd.), which, as of yesterday, had over 505 signatures stating their opposition to the project!

This scheduled agenda item (alone) was the primary rationale for postponing the Jan. 19th Planning Bd. Mtg., due to the anticipated "massive" turnout.

We can speak further as your time allows, but I wanted to "reserve" your time for these next two scheduled Planning Board Hearings.

Thank You,

Terrey Dolan

Date: Mon, 18 Jan 2021 23:35:19 -0500  
From: Harris County <harris@madisoncountync.gov> via BOC" <booc@madisoncountync.gov>  
To: Kristy Moeller <ckdmstrong@yahoo.com>  
Cc: lucc@madisoncountync.gov, Terry Dolan <tdolan@madisoncountync.gov>  
Subject: Re: Special Use Permit: Grand View Group Campground

---

Good evening Kristy. Thank you for reaching out. Take care and stay safe.

Sent from my iPhone

On Jan 18, 2021, at 9:01 PM, Kristy Moeller via BOC wrote:

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 63 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (L110, Special para B.5.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D Moeller  
CM (COL-Ret), USA  
138 Hidden Pond Hollow  
Alexander, NC 28701

---

Date: Wed, 17 Mar 2021 17:25:30 +0000 (UTC)  
From: Kelley Klope <h.l.klope@yahoo.com>  
To: "ngentry@madisoncountync.gov" <ngentry@madisoncountync.gov>  
Subject: Public Hearings

---

Mr. Gentry, Interim County Manager, I am a resident of Madison County and I am writing you out of great concern for the future of the communities and property of Madison County. Last night I attended a Planning and Zoning Board Public Hearing to better understand how these meetings are run, how the process works, and what to expect when I attend a meeting to speak on April 20th regarding a proposed project near my home at 777 Grandview Rd. The best word I have to describe last night is shock. I quickly witnessed developers and attorneys, civil engineers and experts in other fields basically bully the board. It was very apparent many board members were uncomfortable with information being pushed at them while the attorney recited legal jargon that they must follow. Board members seemed unsure legally how to run the meeting and how to handle actual public feedback. This is very unfortunate since it is the people who live here who need to be heard in order to preserve Madison County property. I could share a lot more dissatisfaction with what took place last night but instead, I will share a request. I do not know the process to do this, or who makes this decision, but I highly recommend that the powers to be of Madison County immediately stop all new planning and zoning requests to include special use permits until the land ordinances are updated. Word is out to developers and attorneys that Madison County has very few restrictions with lots of loopholes and they are swarming to buy up this land to build ridiculous projects that do not mesh with the harmony of our communities. As a resident who moved to this area for the serenity and respect of agricultural land, please take this into consideration and make this call as soon as possible. Please let me know that you have received this email and your thoughts. Respectfully, Kelley Klope 528-778-4328 505 Hidden Pond Hollow Alexander, NC 28701

---



Date: Wed, 20 Jan 2021 07:12:41 -0500  
From: ddoelen@madisoncountync.gov  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Derek Allen-attorney representing the Grandview Campground Applicant

---

Norris, good morning!

I wanted to share what Derek Allen shared in regards to this client, Grandview Campground. I was not sure if you got cc'd or not on his response yesterday evening.

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I may just "buy some time" prior to attempting an escape off this hill, and take his call first, prior to coming in.

Thoughts on the call?  
Do you wish to be patched in, by any chance?

Terrey

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Thank you, Terrey. Do you have some time to discuss this week? Two things, I'd like to discuss:

First, I have had a number of opportunities to engage with local government bodies during COVID times and work out through our NC court system safe alternatives to "fully in-person" meetings. I am happy to share with you the COVID-safe protocols that were recently approved by a Superior Court Judge in a Suncombe County case considering how quasi-judicial hearings should be held during this time. Namely, the process is designed to afford due process for participants, and safety for all.

Second, I know the head of this opposition group well (we've been friends for years). Once I found out there was opposition, and who it was, I reached out to her for a meeting. I was able to speak with her late last week at length. She (and they) had a very, very different idea of what was being proposed. She was comforted and relieved to hear the actual vision and proposal. To that end, we are lining up a meeting to walk the property and a follow up Zoom with all interested parties.

I have good availability tomorrow, Thursday, and Friday, and can work around your schedule. Let me know your availability.

I look forward to working with you.

Derek

**Derek J. Allen**

**ALLEN STAHL + KILBOURNE**

828.412.4026 Direct

336.330.9993 Mobile

[stakus@stak.com](mailto:djo@stak.com)

---

Date: Thu, 25 Mar 2021 15:54:52 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Re: He wanted me to clarify plans

Thanks...

I went down earlier to fetch the (2) Zoning Signs for Alaya, which I had absentmindedly forgotten to go grab after last week's hearing!

Only one of the two signs were still around, laying down flat in the weeds (near the corner of Bernard Road and Blackwell Road);.....and the other sign at the base of the driveway up to the property was *MIA* .

Oh well...and darn, Barnard Road is a *bad sketchy* to drive down with a big truck, in pouring rain! LOL

Terrey

-----Original Message-----

From: "Norris Gentry"  
Sent: Thursday, March 25, 2021 3:21pm  
To: tdolan@madisoncountync.gov  
Subject: Re: He wanted me to clarify plans

Thanks Terrey, Take care driving home. Have a restful evening.

Sent from my iPhone

On Mar 25, 2021, at 3:06 PM, tdolan@madisoncountync.gov wrote:

Just an FYI..

Terrey

-----Original Message-----

From: "Terrence Dolan"  
Sent: Thursday, March 25, 2021 2:30pm  
To: "Anita/Alfredo Villar"  
Subject: Re: Fw: He wanted me to clarify plans

Spoke to Mr. Charles (Alex) Alexander, Principle for the Alaya Retreat, at length this morning. He verbally told me the campground project is being withdrawn. Asked him to please send me an official letter to that effect, specifically withdrawing their Special Use Permit Application, and to officially withdraw the Continuance of the Special Use Permit Public Hearing, scheduled for May 4th, as well. Unclear as to when I shall receive the requested letter, but I shall pass it along when I obtain it. Best Regards,  
Terrey Dolan

On Mar 25, 2021 1:34 PM, Anita/Alfredo Villar wrote:

Hello Terrey,  
Lizzie Easton just sent me this screen shot. This text message is between Lizzie & John W from Alaya. He seems to be telling her Alaya's plans and wants her to convey it to the rest of us. I am not in the loop so I don't know what is going on. Ken says you talked to him last night but we haven't had a chance to get into the details. As far as I know we are staying the course until we get an *official* announcement that they are dropping the special use request. Let me know what you learn directly from Alaya.  
Anita Villar

----- Forwarded Message -----

From: Lizzie Easton  
To: Anita/Alfredo Villar  
Sent: Thursday, March 25, 2021, 12:58:54 PM EDT  
Subject: He wanted me to clarify plans

---

Lizzie Easton-Montes  
Soul's Booking  
Trek6 Manager  
305-772-6611  
www.lizziemontesphotography.com  
www.loveumama.com  
www.trek6.com  
"Pioneers are the first to see it, and the last to be seen." Mare139

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Sent from my iPhone

Date: Fri, 15 Jan 2021 11:49:58 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Warren Sugg <wsugg@cdco.com>  
Cc: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: FW: Alaya Emails from neighboring property owners

---

Warren,

First I will say that I truly thought I had more **WRITTEN** comments on Alaya.

But as it turns out, most of the comments (to date) **were in the form of phone calls from all of the surrounding neighbors** (virtually ALL of them responded by phone), ...with the exception of the attached written comments.

I believe Ms. Villar (who also called me) lives in the re-furbished historic (?) building, at the intersection in Bernard, where the home was converted from the old railroad depot structure. Their back house wall is inches away from the gravel road edge (Black Well Road).

Another standout issue from a neighboring caller was the concern over the amount of children that play on that *private lane*, and "the stress that is being created for the families along the "Blackwell Road (Private Lane)"...."

As we've discussed, the main issue is the condition and maintenance of Black Well Road, (as I see it), and the number of potential vehicles projected to use utilize the dirt, (pothole ridden and quite narrow) Black Well Road.

As we've also discussed, my concerns are also with the *present* condition of the steep and narrow driveway up to the property, extending off of Black Well Road.

No one has contacted my office, stating or expressing any negative factors/issues about the actual +/-1.5 acre campsite itself, to the best of my knowledge.

We can discuss your thoughts early next week,...as I mentioned, we are off on Monday, (for MLK Day), but any other day is fine to reach back out to me, at your convenience.

Have a nice weekend.

Best Regards,

Terrey Dolan

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Attachment: null [text/html]  
Attachment: null [text/html]

Date: Wed, 14 Oct 2020 16:04:50 -0400  
From: jlist@madisoncountync.gov  
To: dallen@madisoncountync.gov, ngenty@madisoncountync.gov, tcoody@madisoncountync.gov  
Subject: FW: RV not in a Park

---

**From:** Wallace, D, Karen  
**Sent:** Wednesday, October 14, 2020 4:00 PM  
**To:** Jamie List (jlist@madisoncountync.gov)  
**Subject:** RV not in a Park

GS 130A-335(a) A person owning or controlling a residence, place of business or a place of public assembly shall provide an approved wastewater system. Except as may be allowed under another provision of law, all wastewater from waterusing fixtures and appliances **connected to a water supply source shall discharge to the approved wastewater system.** A wastewater system may include components for collection, treatment and disposal of wastewater.

15A NCAC 18A .1937 PERMITS  
(a) Any person owning or controlling a residence, place of business, or place of public **assembly containing water using fixtures connected to a water supply source shall discharge all wastewater directly to an approved wastewater system permitted for that specific use.**

15A NCAC 18A .1949 SEWAGE FLOW RATES FOR DESIGN UNITS  
Travel Trailer/Recreational Vehicle **Park** (With water and sewer hookups) 120 gal/space

The design flow in the rules for an RV is specific to an RV park. See the attached documents for guidance on RVs in a park and outside a park.  
Karen

**Karen Wallace**  
Regional Soil Scientist  
Division of Public Health, On-site Water Protection Branch  
North Carolina Department of Health and Human Services

704 930 4889 office/mobile  
[karen.d.wallace@dhhs.nc.gov](mailto:karen.d.wallace@dhhs.nc.gov)

PO Box 2828, Weaverville, NC 28787  
1642 Mail Service Center  
Raleigh, NC 27659-1642



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**Twitter, YouTube**  
Unauthorized disclosure of juvenile, health, legally privileged, or otherwise confidential information, including confidential information relating to an ongoing State procurement effort, is prohibited by law. If you have received this e-mail in error, please notify the sender immediately and delete all records of this e-mail.

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Email correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized State official. Unauthorized disclosure of juvenile, health, legally privileged, or otherwise confidential information, including confidential information relating to an ongoing State procurement effort, is prohibited by law. If you have received this e-mail in error, please notify the sender immediately and delete all records of this e-mail.

Attachment: RV with water.jpg [image/jpeg]  
Attachment: RV-ParksGuidance-10202017.pdf [application/pdf]

Date: Wed, 24 Mar 2021 19:57:40 -0400  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Fwd: Re: Whit Oliver, Owner for Grandview Campground Project and Mark Brooks, Engineer for Grandview

Forwarding today's letter from Attorney Rupa Russe.

Hopefully, we can discuss in the AM.

Thank you,  
Terrey

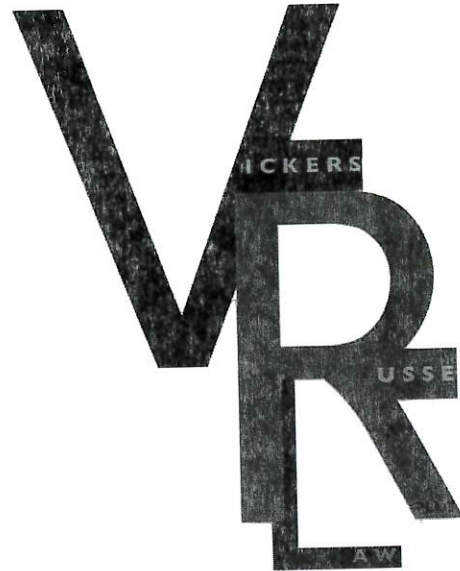
Terrence S. Dolan  
Director of Planning & Zoning  
Madison County  
Office Cell: 828-206-4573  
----- Forwarded message -----  
From: Vickers Russe Law PLLC  
Date: Mar 24, 2021 3:03 PM  
Subject: Re: Whit Oliver, Owner for Grandview Campground Project and Mark Brooks, Engineer for Grandview  
To: tdolan@madisoncountync.gov  
Cc:

Dear Terrey,

Please see attached a copy of the letter I mailed out to you today on behalf of my clients Britt and Christopher Lee. Please let me know if you have any questions, or answers to my question.

Regards,  
Rupa Vickers Russe  
Bar Licensed Attorney, D.C. and N.C.  
(c) 828-380-9522  
Vickers Russe Law, PLLC

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On Thu, Feb 25, 2021 at 12:41 PM [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:  
Rupa,

This what I have for the Grandview Project

Mr. Mark Brooks: (Engineer for Grandview):  
[mbrooks@brooksea.com](mailto:mbrooks@brooksea.com)

Mr. Whit Oliver: (Co-Owner) :  
[dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com)

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Attachment: Request2TerminateGrandviewHearing.pdf [application/pdf]

Date: Tue, 23 Feb 2021 04:27:03 +0000  
From: "Derek J. Allen" <dja@asklawnc.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: Norris Gentry <ngentry@madisoncountync.gov>, "dannyjoellawsattorney@gmail.com" <dannyjoellawsattorney@gmail.com>  
Subject: RE: Petition Addressees and Link to Online Petition Opposing Grandview Road Group Campground

Thank you, Terrey!  
Derek

**Derek J. Allen**  
**ALLEN STAHL + KILBOURNE**  
628.412.4026 Direct  
336.339.9993 Mobile  
[www.asklawnc.com](http://www.asklawnc.com)  
[dja@asklawnc.com](mailto:dja@asklawnc.com)

From: tdolan@madisoncountync.gov  
Sent: Monday, February 22, 2021 2:26 PM  
To: Derek J. Allen  
Cc: Norris Gentry; dannyjoellawsattorney@gmail.com  
Subject: FW: Petition Addressees and Link to Online Petition Opposing Grandview Road Group Campground  
Mr. Allen,

Per your request, enclosed are both the link for the actual (Online) Petition in opposition to **Grandview Campground**, as well as a pdf for the large number of signatures that Ms. Britt Lee attests are in opposition to the project. She has kindly provided me with both items, and I informed her I was passing them along to you, as it is to be considered by this office as "public information".

Please let me know if you require any additional information.

Again, FYI, the Grandview Campground Proposal is to be heard before the Madison County Planning Board at **6:30 PM, Tuesday, April 20th**.

The public hearing for the proposal's request for a "Special Use Permit" shall be the Madison County's Planning Board's only Agenda Item that evening, (as of now); and will be heard at the large conference room at the **North Carolina Cooperative Extension Office**, at 258 Carolina Lane, Marshall, NC 28753.

Legal Notices shall be posted in *The News Record*, in both the March 31st and the April 7th Editions (Weekly Newspaper).

<https://link.edgenplot.com/s/9b4eacc790leV1obEK3YfCRy58FA2u=http://chnp.it/itJzSN4>

Please reach out to me with any additional needs.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Sent: Tuesday, February 16, 2021 8:52am  
To: "tdolan@madisoncountync.gov" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>  
Cc: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,  
Thank you for your time yesterday! It was good to finally meet you in person and discuss our concerns with this proposal. **To summarize, we do not feel that this area, with a zoned priority for farming and low density, can handle such a high density infrastructure demanding project.**  
We will communicate back to the community that the Grandview project would not be heard at a March Public Hearing and we will stay tuned for an April hearing or a date beyond that.  
I wanted to provide you with some additional information to add to our file. I am also attaching the Discussion Points I gave you yesterday, that were directly from the developers. Again, please note that these were distributed to the community, and the community does not feel that their concerns are being addressed. I have also attached a few more images showing the amount of residences that surround this proposal, and the narrow road that would be used for the excessive amount of traffic coming in/out of this facility. If you can also add the plans showing how the tent sites will contain their own individual bathrooms and HVAC systems I

allowed for Zoom Public Input. Unfortunately, this county seems to be (unfairly) lacking in the ability to ensure everyone has a fair chance to provide their input, via the lack of internet connection, etc.

That being said, there shall be no further Madison County Planning Board, or Board of Adjustment, Public Hearings scheduled until we can confidently, safely and fairly provide the public with their opportunity to express their opinions on projects seeking their required approvals from these two Boards.

Look forward to hearing back from you.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Sent: Friday, February 5, 2021 11:05am  
To: "tdolan@madisoncountync.gov" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>  
Cc: "Sylvia Riddle" <[sshelton@madisoncountync.gov](mailto:sshelton@madisoncountync.gov)>, "Christopher Lee" <[christopherlee@gmail.com](mailto:christopherlee@gmail.com)>, "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,  
I hope you have had a great week!  
I'm following up on a possible appointment to me, however in the meantime can you please provide me with any update you may have on whether the Feb 16th Public Hearing to review the 777 Grandview project will take place?  
Thank you!  
Britt  
On Monday, January 25, 2021, 08:06:38 AM EST, Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)> wrote:  
Hi Terrey,  
Kindly following up on this. Could we possibly schedule an hour with you this week, perhaps, so we can go through some concerns we have, and hopefully you can answer some questions for us?  
We would greatly appreciate it!  
Thank you,  
Britt Lee  
On Wednesday, January 20, 2021, 04:50:28 PM EST, Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)> wrote:  
Hi Terrey!  
I left the documents today with Sylvia for you to receive when you return to the office.  
Also, Christopher and I would like to set up an appt with you to go through some questions that we have in relation to our own adjoining property with this proposed plan. We've been reviewing the Land Ordinance language and want to ensure we understand the special permit language versus how the layout of the plans for the campground facility we've seen. I think this would be easier if we could do in person so we can look at the plans together? Please let us know when you might have some time available in the next few business days. We would greatly appreciate it!  
Thank you,  
Britt Lee  
On Tuesday, January 19, 2021, 02:35:38 PM EST, tdolan@madisoncountync.gov <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:  
That shall be fine.

Thank you,

Terrey Dolan

-----Original Message-----

From: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Sent: Tuesday, January 19, 2021 2:33pm  
To: "tdolan@madisoncountync.gov" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>  
Cc: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>, "Christopher Lee" <[christopherlee@gmail.com](mailto:christopherlee@gmail.com)>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Thanks, Terrey! You must have gotten much more snow than we did!  
I'll plan to drop them off tomorrow, with Ms. Shelton. I have roughly 27 letters that neighbors have entrusted me to deliver, as well as my own, opposing Grandview Group Campground. I'll likely follow up in a more official email. :-)  
Thanks,

provided to you yesterday to our file, that would be appreciated as well.  
Furthermore, I am attaching the current look at the online petition that over 450 to date have signed in opposition. I would also like for you to know that the community has raised approximately \$3,000.00 and rising, to help with opposition efforts against the developers. There are flyers being distributed throughout the community in opposition and a separate email account called "stopgrandviewcampground@gmail.com" has been created to help facilitate community efforts against this project. If you've been to the area recently, you will also see yard signs along the way in front of numerous residences showing opposition to this project. It has created quite the stir, as you already are aware!  
I hope this documentation will help the Planning Board agree that this would be a detrimental project to this area.  
If you have any questions, please let me know!  
Thank you,  
Britt  
On Friday, February 5, 2021, 01:13:32 PM EST, tdolan@madisoncountync.gov <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:  
Yes, see you then,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Sent: Friday, February 5, 2021 1:05pm  
To: "tdolan@madisoncountync.gov" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>  
Cc: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!  
Haha! Well, it's a random holiday our office gave us since they didn't give us MLK day!  
Yes, we can be there on the 15th at 11am. Yes, across the hall from the Tax Dept at the 5707 building?  
Thanks,  
Britt  
On Friday, February 5, 2021, 12:58:20 PM EST, tdolan@madisoncountync.gov <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:  
Hello Britt,

Yes! Somewhat surprisingly, Madison County **is not closed for President's Day!**

I can meet, say at **11:00 AM on Monday, February 15th, here at our offices**, if that works for you? Do you have the location?  
Please RSVP.

Thanks,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Sent: Friday, February 5, 2021 12:12pm  
To: "tdolan@madisoncountync.gov" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>  
Cc: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>, "Christopher Lee" <[christopherlee@gmail.com](mailto:christopherlee@gmail.com)>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!  
Thank you for responding, and for the information!  
1) Not sure if you are closed for Feb. 15th holiday but if not, we could meet anytime that day. We also have the afternoon of the 16th and 17th open as well, anytime lets say 2:30pm and onward. Would any of these times work for you?  
2) Great information to have! And yes, I agree, in speaking to many of the community who have an interest in this proposal, I do know a fair amount of them do not have zoom meeting capabilities, including some of the adjoining property owners.  
Thank you!  
Britt  
On Friday, February 5, 2021, 11:56:27 AM EST, tdolan@madisoncountync.gov <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:  
1) Just let me know when you'd like to meet, and I'll double check my calendar.

2) Secondly, the county is on an "Indefinite Hold" due to the need to ensure COVID protocols are met, and until we can get a better understanding on how to proceed with "Public Hearings" where folks are not actually in person, if that is at all appropriate.

FYI, some very recent judges' rulings, (but not yet in our Superior Court District, to my knowledge.) have

Britt  
On Tuesday, January 19, 2021, 02:06:28 PM EST, tdolan@madisoncountync.gov <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:  
I am working from my home up near the southern portion of Wolf Laurel today (attempting to dig out, still!)

I am not confident of being in the office tomorrow AM.  
That being said, you may easily drop off any & all collected letters, and hand them to Ms. Sylvia Shelton, our Office Manager tomorrow, when it is convenient for you to do so.  
The office address is 5707 US Hwy 25/70, in Suite 5, (Marshall, NC 28753).....my office is down the long hallway on the right, across the hall from the Tax Dept.  
A hallway sign says Building Dept, as well as Planning & Zoning.  
Hope this helps.  
Terrey Dolan

On Jan 19, 2021 1:10 PM, Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)> wrote:

Hi Terrey,  
Due to the amount of signed letters that I'm receiving from my neighbors, it would be easier for me to hand deliver these directly to you instead of mailing. Can you please let me know if I need to make an appt for this?  
Thanks,  
Britt Lee  
On Wednesday, January 13, 2021, 04:26:46 PM EST, Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)> wrote:  
Thank you, Terrey! (FYI, the website indicates Jan. 19, 2020, not 2021!) This is good news for us, as we do need to speak to this. For us personally, and for many neighbors around this is a huge issue and we need the Planning Board to understand our concerns. I will plan to mail these letters to you, in light of the delay.  
I will also plan to touch base with you to see about the minutes from the 2017 case.  
Thank you,  
Britt  
On Wednesday, January 13, 2021, 02:43:48 PM EST, tdolan@madisoncountync.gov <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:  
Please review the county website in a couple of hours.  
In short, the Planning Board Mtg. (and the public hearings) have been postponed until further notice.  
Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd.  
Hope this answers your questions for the time being.  
Terrey Dolan

On Jan 13, 2021 7:01 PM, Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)> wrote:

Hi Terrey,  
I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.  
We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream.  
Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?  
Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.  
Kind regards,  
Brittany Lee  
828-702-4993  
On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)> wrote:  
Hi Terrey!  
Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.  
We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.  
Thank you,  
Brittany  
On Monday, January 11, 2021, 03:31:01 PM EST, tdolan@madisoncountync.gov <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:  
First of all, thank you for your comments and input, as well as your available information about the past campground site proposed by Mr. Shawn Hutchens.

Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's **Jan. 19th Mtg.**

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some possible upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,



Terrey Dolan

-----Original Message-----

From: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Sent: Monday, January 11, 2021 10:53am  
To: "tdolan@madisoncountync.gov" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>  
Cc: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,  
Thank you for your time this morning!  
For the minutes/information regarding the 2017 case as discussed -  
The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswest Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.  
We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors.  
If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.  
Thank you for your time! I look forward to hearing back from you!  
Kind regards,  
Brittany Lee  
351 Hidden Pond Hollow  
Alexander, NC 28701  
828-702-4993

On Jan 19, 2021 1:10 PM, Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)> wrote:

Hi Terry,  
Due to the amount of signed letters that I'm receiving from my neighbors, it would be easier for me to hand deliver these directly to you instead of mailing. Can you please let me know if I need to make an appt for this?  
Thanks,  
Britt Lee  
On Wednesday, January 13, 2021, 04:26:46 PM EST, Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)> wrote:  
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I will also plan to touch base with you to see about the minutes from the 2017 case.  
Thank you,  
Britt  
On Wednesday, January 13, 2021, 02:43:48 PM EST, [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:  
Please review the county website in a couple of hours.

In short, the Planning Board Mtg. (and the public hearings) have been postponed until further notice.  
Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd.  
Hope this answers your questions for the time being.  
Terrey Dolan

On Jan 13, 2021 2:01 PM, Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)> wrote:

Hi Terry,  
I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.  
We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream.  
Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?  
Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.  
Kind regards,  
Brittany Lee  
828-702-4993  
On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)> wrote:  
Hi Terry!  
Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.

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We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.  
Thank you,  
Brittany  
On Monday, January 11, 2021, 03:31:01 PM EST, [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:  
First of all, thank you for your comments and input, as well as your available information about the past campground site proposed by Mr. Shawn Hutchens.  
Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's **Jan. 19th Mtg.**  
At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.  
Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Sent: Monday, January 11, 2021 10:53am  
To: "tdolan@madisoncountync.gov" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>  
Cc: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,  
Thank you for your time this morning!  
For the minutes/information regarding the 2017 case as discussed -  
The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswest Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.  
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If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.  
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Links contained in this email have been replaced. If you click on a link in the email above the link will be analyzed for

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From: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Sent: Monday, January 11, 2021 10:53am  
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Hope this answers your questions for the time being.  
Terrey Dolan

known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

Date: Thu, 4 Feb 2021 20:32:32 +0000 (UTC)  
From: Kelley Klope <hlitskelley@yahoo.com>  
To: "msnelson@madisoncountync.gov" <msnelson@madisoncountync.gov>  
Subject: Proposed Group Campground Facility on 777 Grandview Road, Marshall

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Dear Commissioner Snelson,

I have lived in or near the city of Asheville since 1994 and in 2010 I found the property and house of my dreams in the most beautiful and serene setting off Hidden Pond Hollow in Madison County. I live on a dirt road which I share with 4 other neighbors who I consider family. My views from every angle are woods, water and farmland. I feel like I live in my own little world sharing it with local deer, turkey, coyotes, songbirds and much more wildlife and stunning landscapes. Madison County is a unique place with a history of long time residents and the few like me who are fortunate to move in and call it home. Very little crime and the comfort of feeling safe is of high value to residents.

I am writing with great concern regarding the group campground proposed for 777 Grandview Rd. It's a very self-serving, money-making, private development that will bring in outsiders that in no way will contribute back to the county or community. I can only see negative impacts on our community such as high volume traffic, light and noise pollution and an overall negative impact on this community's welfare.

In accordance with the Madison County Land Ordinance section 8.5.3 Section C number 4 this development location and character of its site will not be in harmony with this area and our environment. This area is mostly agricultural with residents, rolling pastures and wooded areas, drastically excavating this the land will jeopardize wildlife for sure and create erosion issues. This development will also endanger residents and wildlife health, safety and general welfare which is in violation of 8.5.3 Section C number 1. Proposed plans include septic systems for each campsite within just a couple hundred of feet of neighbors and their drinking systems. There will be obvious runoff from this development during development and during full use once completed that would affect neighboring water systems such as streams, creeks and ponds - which there are several nearby.

Housing developments in this area have steadily increased over the past several years bringing in residents who are committed to this community and ultimately raising the value of all of our homes. A Group Campground development would definitely decrease the value of homes in this area and would deter future home buyers from coming to this area. People do not move out to the county to share the narrow roads with heavy traffic and loud group gatherings that this group campground would bring. This group campground is proposing an event lawn as well, which most likely would host amplified music or other noise affecting neighbors. Transient people would cause safety issues for resident families, kids in particular, who could no longer be let to explore their own neighborhood. Campers bring in alcohol, drugs, parties, and pets that could get loose and other irresponsible behaviors that will greatly affect the welfare of this community.

The peaceful summer nights of sitting outside on our porches for nearby residents will be consumed with noise from campers who most likely will party late at night and loud music from a venue supporting weddings, festivals etc. The many acres that would be destroyed currently are the habitat for deer, turkeys, coyotes, and much other wildlife. This campground would destroy their territory. It doesn't end with just the campground. Across the street is the proposal for the sewer drainage system. So many people in and out, so much destruction from people who don't even live here. So sad to think of.  
Please do your part to conserve what we can of the mountains and agricultural lands of WNC by starting right here in Madison County. You all have the power to say no to development that does not even benefit the county or community. As a close resident of this property, I fear the many negative impacts of this group campsite.

Thank you for your time and please stand up for what is best for our community and keep Madison County beautiful!

Thank you,

Kelley Klope  
505 Hidden Pond Hollow  
Alexander, NC 28701

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Date: Wed, 20 Jan 2021 07:12:41 -0500  
From: tdolan@madisoncountync.gov  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Derek Allen-attorney representing the Grandview Campground Applicant

---

Norris, good morning!

I wanted to share what Derek Allen shared in regards to this client, Grandview Campground. I was not sure if you got cc'd or not on his response yesterday evening.

Mr. Allen and I are going to have a 10:30 AM call this morning.

I may just "buy some time" prior to attempting an escape off this hill, and take his call first, prior to coming in.

Thoughts on the call?  
Do you wish to be patched in, by any chance?

Terrey

On Jan 19, 2021 5:21 PM, "Derek J. Allen" wrote:

Thank you, Terrey. Do you have some time to discuss this week? Two things, I'd like to discuss:

First, I have had a number of opportunities to engage with local government bodies during COVID times and work out through our NC court system safe alternatives to "fully in-person" meetings. I am happy to share with you the COVID-safe protocols that were recently approved by a Superior Court Judge in a Buncombe County case considering how quasi-judicial hearings should be held during this time. Namely, the process is designed to afford due process for participants, and safety for all.

Second, I know the head of this opposition group well (we've been friends for years). Once I found out there was opposition, and who it was, I reached out to her for a meeting. I was able to speak with her late last week at length. She (and they) had a very, very different idea of what was being proposed. She was comforted and relieved to hear the actual vision and proposal. To that end, we are lining up a meeting to walk the property and a follow up Zoom with all interested parties.

I have good availability tomorrow, Thursday, and Friday, and can work around your schedule. Let me know your availability.

I look forward to working with you.

Derek

**Derek J. Allen**  
ALLEN STAHL + KILBOURN  
928.412.4026 Direct  
336.539.9993 Mobile  
[dj@stak.com](mailto:dj@stak.com)

---

Date: Tue, 19 Jan 2021 02:01:32 +0000 (UTC)  
From: "Kristy Moeller <kdmstrong@yahoo.com> via BCC" <bcc@madisoncountync.gov>  
To: "bcc@madisoncountync.gov" <bcc@madisoncountync.gov>  
Subject: Special Use Permit; Grand View Group Campground

---

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 65 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUD, Special para 8.3.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D Moeller  
CW (CO-Res), USA  
198 Hidden Pond Hollow  
Alexander, NC 28701

---

Date: Tue, 9 Mar 2021 08:54:31 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Terrence Dolan <tdolan@madisoncountync.gov>  
Cc: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Please confirm for March 16th Planning Bd. Hearing

---

Good morning Donny....

Just wanted to verify that you will be able to make the **Tuesday, March 16th Planning Board Hearing, to be held at the Cooperative Extension Conference Room, at 6:30 PM.**

A full agenda package will be sent to you later in the week, but attached is the draft Agenda.

Not so concerned about the first Agenda Item: 1) **Paint Rock Farm Special Use Permit Amendment**, as it is the completion of their already approved Master Plan, where the initial phase was approved for the *Special Use Permit* by the Planning Board in Feb 2017.

I asked the owners to give my office a full Build-Out Master Plan, once and for all, (instead of piece-mealing their submittals)...*No controversy, no questions nor comments at all from the general public, to date.*

**Second Item** is the *Alaya Retreat Campground* Project, along the "Private" Blackwell Road in Barnard. Blackwell Road is a rough and tumble, (barely one lane) pothole-ridden gravel lane, and all of the surrounding neighbors are in total opposition to the approval of this project.

There is an extremely narrow (and a very steep) Incline driveway, off of Blackwell Road, up to the actual property, that is about **.3 mile** long, and barely only allows for one-way traffic, as well.

The driveway has a very steep drop off, and no guardrails.

The camp site itself, (for the proposed ten safari-style tents) has a nice "perched" view overlooking the French Broad River, ...but the vehicular access is problematic (doubt if any 2-wheel drive vehicles should even attempt it), plus the road safety issues, and trespass potential on this "Private" Blackwell Road and surrounding others' properties has me greatly concerned.

---

Date: Tue, 19 Jan 2021 02:01:32 +0000 (UTC)  
From: "Kristy Moeller <kdmstrong@yahoo.com> via BOC" <bo@madisoncountync.gov>  
To: "bo@madisoncountync.gov" <bo@madisoncountync.gov>  
Subject: Special Use Permit: Grand View Group Campground

---

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am a 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 65 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUG, Special para 8.3.3.C.4.) with our residential areas.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D Moeller  
CM (COI-Ret), USA  
198 Hidden Pond Hollow  
Alexander, NC 28701

---

Date: Mon, 18 Jan 2021 23:35:19 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: Kristy Moeller <tdmstrong@yahoo.com>  
Cc: boc@madisoncountync.gov, Terrey Dolan <tdolan@madisoncountync.gov>  
Subject: Re: Special Use Permit: Grand View Group Campground

Good evening Kristy, Thank you for reaching out. Take care and stay safe.

Sent from my iPhone

On Jan 18, 2021, at 9:01 PM, Kristy Moeller via BOC wrote:

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 65 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUO, Special para 8.5.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

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Respectfully Submitted,

Kristina D Moeller  
CH (COL-Res), USA  
198 Hidden Pond Hollow  
Alexander, NC 28701

Date: Tue, 19 Jan 2021 15:06:06 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: "Nancy Hendrix" <nhendrix0208@gmail.com> via BOC" <booc@madisoncountync.gov>  
Cc: msnelson@madisoncountync.gov, craiggoforth@madisoncountync.gov, michaelgeirison@madisoncountync.gov,  
mwachtel@madisoncountync.gov, idolan@madisoncountync.gov  
Subject: Re: Grandview Group Campground

---

Good afternoon Nancy, Thanks for reaching out. Have a Blessed Day. Sent from my iPhone > On Jan 19, 2021, at 2:59 PM, Nancy Hendrix via BOC wrote: > > > Enclosed is a letter documenting mine and my son's opposition to the proposed campground. >

Date: Mon, 22 Feb 2021 14:25:58 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Derek Allen <daj@asidawnc.com>  
Cc: Norris Gentry <ngentry@madisoncountync.gov>, donnyj@lawattorney@gmail.com  
Subject: FW: Petition Addressees and Link to Online Petition Opposing Grandview Road Group Campground

Mr. Allen,

Per your request, enclosed are both the link for the actual (Online) Petition in opposition to **Grandview Campground**, as well as a pdf for the large number of signatures that Ms. Britt Lee attests are in opposition to the project. She has kindly provided me with both items, and I informed her I was passing them along to you, as it is to be considered by this office as "public information".

Please let me know if you require any additional information.

Again, FYI: the Grandview Campground Proposal is to be heard before the Madison County Planning Board at **6:30 PM, Tuesday, April 20th**.

The public hearing for the proposal's request for a "Special Use Permit" shall be the Madison County's Planning Board's only Agenda item that evening, (as of now) and will be heard at the large conference room at the **North Carolina Cooperative Extension Office, at 258 Carolina Lane, Marshall, NC 28753**.

Legal Notices shall be posted in *The News Record*, in both the March 31st and the April 7th Editions (Weekly Newspaper).

<http://chno.br/1Tz5MA>

Please reach out to me with any additional needs.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Tuesday, February 16, 2021 8:52am  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,  
Thank you for your time yesterday! It was good to finally meet you in person and discuss our concerns with this proposal. **The summary we do not feel that this area, with a road priority for farming and low density, can handle such a high density infrastructure development project.**  
We will communicate back to the community that the Grandview project would not be heard at a March Public Hearing and we will stay tuned for an April hearing or a date beyond that.  
I wanted to provide you with some additional information to add to our file. I am also attaching the Discussion Points I gave you yesterday, that were directly from the developers. Again, please note that these were distributed to the community, and the community does not feel that their concerns are being addressed. I have also attached a few more images showing the amount of residences that surround this proposal, and the narrow road that would be used for the excessive amount of traffic coming in/out of this facility. If you can also add the plans showing how the tent sites will contain their own individual bathrooms and HVAC systems I provided to you yesterday to our file, that would be appreciated as well.  
Furthermore, I am attaching the current look at the online petition that over 450 to date have signed in opposition. I would also like for you to know that the community has raised approximately \$3,000.00 and is planning, to help with opposition efforts against the developers. There are flyers being distributed throughout the community in opposition and a separate email account called "stopgrandviewcampground@gmail.com" has been created to help facilitate community efforts against this project. If you've been to the area recently, you will also see yard signs along the way in front of numerous residences showing opposition to this project. It has created quite the stir as you already are aware!  
I hope this documentation will help the Planning Board agree that this would be a detrimental project to this area.  
If you have any questions, please let me know!  
Thank you,  
Britt  
On Friday, February 5, 2021, 01:13:32 PM EST, tdolan@madisoncountync.gov wrote:  
Yes, see you then.

Terrey Dolan

-----Original Message-----  
From: "Britt Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,  
I hope you have had a great week!  
I'm following up on a possible appointment to me, however in the meantime can you please provide me with any update you may have on whether the Feb 16th Public Hearing to review the 777 Grandview project will take place?  
Thank you!  
Britt

On Monday, January 25, 2021, 09:06:38 AM EST, Britt Lee wrote:

Hi Terrey,  
Kindly following up on this. Could we possibly schedule an hour with you this week, perhaps, so we can go through some concerns we have, and hopefully you can answer some questions for us?  
We would greatly appreciate it!  
Thank you,  
Britt Lee

On Wednesday, January 20, 2021, 04:50:28 PM EST, Britt Lee wrote:

Hi Terrey!  
I left the documents today with Sylvia for you to receive when you return to the office.  
Also, Christopher and I would like to set up an appt with you to go through some questions that we have in relation to our own adjoining property with this proposed plan. We've been reviewing the Land Ordinance language and want to ensure we understand the special permit language versus how the layout of the plans for the campground facility we've seen. I think this would be easier if we could do in person so we can look at the plans together. Please let us know when you might have some time available in the next few business days. We would greatly appreciate it!  
Thank you,  
Britt Lee

On Tuesday, January 19, 2021, 02:35:38 PM EST, tdolan@madisoncountync.gov wrote:  
That shall be fine.

Thank you,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Tuesday, January 19, 2021 2:33pm  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee", "Christopher Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Thanks, Terrey! You must have gotten much more snow than we did!  
I'll plan to drop them off tomorrow with Ms. Shelton. I have roughly 37 letters that neighbors have entrusted me to deliver, as well as my own, opposing Grandview Group Campground. I'll likely follow up in a more official email. :-)  
Thanks,  
Britt

On Tuesday, January 19, 2021, 02:06:28 PM EST, tdolan@madisoncountync.gov wrote:  
I am working from my home up near the southern portion of Wolf Laurel today (attempting to dig out, still)

I am not confident of being in the office tomorrow AM.  
That being said, you may easily drop off any & all collected letters, and hand them to Ms. Sylvia Shelton, our Office Manager tomorrow, when it is convenient for you to do so.  
The office address is 5707 US Hwy 25/70, in Suite 5, (Marshall, NC 28753),....my office is down the long hallway on the right, across the hall from the Tax Dept.  
A hallway sign says Building Dept, as well as Planning & Zoning.  
Hope this helps.  
Terrey Dolan

On Jan 19, 2021 1:10 PM, Britt Lee wrote:

Hi Terrey,  
Due to the amount of signed letters that I'm receiving from my neighbors, it would be easier for me to hand deliver these directly to you instead of mailing. Can you please let me know if I need to make an appt for this?  
Thanks,  
Britt Lee

On Wednesday, January 13, 2021, 04:26:46 PM EST, Britt Lee wrote:  
Thank you, Terrey! (FYI, the website indicates Jan. 19, 2020, not 2021.) This is good news for us, as we do

Sent: Friday, February 5, 2021 1:05pm  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!  
Haha! Well, it's a random holiday our office gave us since they didn't give us MLK day!  
Yes, we can be there on the 15th at 11am. Yes, across the hall from the Tax Dept at the 5707 building?  
Thanks,  
Britt

On Friday, February 5, 2021, 12:58:20 PM EST, tdolan@madisoncountync.gov wrote:  
Hello Britt,

Yes! Somewhat surprisingly, Madison County is **not closed for President's Day!**

I can meet, say at **11:00 AM on Monday, February 15th, here at our offices**, if that works for you?  
Do you have the location?  
Please RSVP.

Thanks,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Friday, February 5, 2021 12:12pm  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee", "Christopher Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!

Thank you for responding, and for the information!  
1) Not sure if you are closed for Feb. 15th holiday but if not, we could meet anytime that day. We also have the afternoon of the 15th and 17th open as well, anytime let's say 2:30pm and onward. Would any of these times work for you?  
2) Great information to have! And yes, I agree, in speaking to many of the community who have an interest in this proposal, I do know a fair amount of them do not have zoom meeting capabilities, including some of the adjoining property owners.  
Thank you!  
Britt

On Friday, February 5, 2021, 11:56:27 AM EST, tdolan@madisoncountync.gov wrote:

1) Just let me know when you'll like to meet, and I'll double check my calendar.

2) Secondly, the county is on an "Indefinite Hold" due to the need to ensure Covid protocols are met, and until we can get a better understanding on how to proceed with "Public Hearings" where folks are not actually in person, **if that is at all appropriate.**

FYI, some very recent Judges' rulings, (but not yet in our Superior Court District, to my knowledge) have allowed for Zoom Public Input. Unfortunately, this county seems to be (unfairly) lacking in the ability to ensure everyone has a fair chance to provide their input, via the lack of internet connection, etc.

That being said, there shall be no further Madison County Planning Board, or Board of Adjustment, Public Hearings scheduled until we can confidently, safely and fairly provide the public with their opportunity to express their opinions on projects seeking their required approvals from these two Boards.

Look forward to hearing back from you.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Friday, February 5, 2021 11:05am  
To: "tdolan@madisoncountync.gov"  
Cc: "Sylvia Riddler", "Christopher Lee", "Britt Lee"

need to speak to this. For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns.  
I will plan to mail these letters to you, in light of the delay.  
I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,  
Britt

On Wednesday, January 13, 2021, 02:43:48 PM EST, tdolan@madisoncountync.gov wrote:

Please review the county website in a couple of hours.

In short, the Planning Board Mtg. (and the public hearings) have been postponed until further notice. Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd.  
Hope this answers your questions for the time being.  
Terrey Dolan

On Jan 13, 2021 2:01 PM, Britt Lee wrote:

Hi Terrey,  
I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.  
We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the county website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream.  
Also, I wanted to see if you had any update on the application from the Hutchens case from 2017? Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.  
Kind regards,  
Brittany Lee  
828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee wrote:

Hi Terrey!  
Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.  
We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.  
Thank you,  
Brittany

On Monday, January 11, 2021, 03:31:01 PM EST, tdolan@madisoncountync.gov wrote:  
First of all, thank you for your comments and input, as well as your available information about the past campground site proposed by Mr. Shawn Hutchens.

Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's **Jan. 19th Mtg**.

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some possible upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Monday, January 11, 2021 10:53am  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terrey,  
Thank you for your time this morning!

For the minutes/information regarding the 2017 case as discussed -  
The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.  
We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors. If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.  
Thank you for your time! I look forward to hearing back from you!  
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351 Hidden Pond Hollow  
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Please review the county website in a couple of hours.

In short, the Planning Board Mtg. (and the public hearings) have been postponed until further notice. Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd.  
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-----Original Message-----

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Thank you for your time! I look forward to hearing back from you!  
Kind regards,  
Brittany Lee  
351 Hidden Pond Hollow  
Alexander, NC 28701  
828-702-4993



Date: Mon, 15 Feb 2021 12:53:57 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Cc: Danny Allen <dallen@madisoncountync.gov>  
Subject: FW: RE: Alaya Retreat - Neighborhood Meeting

Norris,

As we discussed, for the Blackwell Road Campground (i.e. Alaya) this morning.

This is the update (see below) this morning, provided by the project engineer, Warren Sugg, reflecting on this past Saturday's "Meet & Greet" they attempted to hold.

I have not yet heard back from Warren, regarding my additional questions I posed to him after reading his 8:08 AM e-mail.

FYI,  
Terrey

-----Original Message-----

From: "tdolan@madisoncountync.gov"  
Sent: Monday, February 15, 2021 9:19am  
To: "Warren Sugg"  
Cc: "Derek Allen" , "Charles Alexander" , cwilliams@asidawnc.com, alayaretreatsasheville@gmail.com  
Subject: RE: Alaya Retreat - Neighborhood Meeting

Good morning, Warren.

Thank you for the update.

First of all, I was glad to read you all made the formal attempt to reach out to the neighborhood. What was the total count of households represented? I realize the weather may not have been favorable!

The peoples' names you mentioned below are not familiar to me, nor reflected in the large group of other neighbors that have commented, to date. What is their address, if one was provided? Do they reside along Blackwell Road?

As we have discussed, I see the overall *Blackwell Road Access* as a significant issue with your project. As well, the vehicular safety of the long ( +/- .5 mile long ) steep driveway up to the campgrounds, is another issue.

Have you and the applicant considered any further commitments for the improvement of Blackwell Road, or the driveway leading up to the site?

Also, I would like for you all to please review any and all Warranty Deeds for the property (past Title Work, etc.) to ensure both the county, (and yourselves) that there is *legal access* for this proposed (commercial) land use?

I feel that the access issue, (not just the physically poor condition of Blackwell Road), may come up in a Planning Board Hearing Process. The applicant will have to attest that there are no issues with legal access.

These are just a few of my thoughts at the moment.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Warren Sugg"  
Sent: Monday, February 15, 2021 8:06am  
To: "tdolan@madisoncountync.gov"  
Cc: "Derek J. Allen" , "Clifton Williams" , "Charles Alexander" , "John Whitley"  
Subject: Alaya Retreat - Neighborhood Meeting

Good Morning Terrey,

Just wanted to update you. We conducted the neighborhood meeting on Saturday at the site. We had a couple neighbors and were able to not only walk through the plans with them but also walk the proposed retreat area with them. They were very complimentary of the project and the openness the team has displayed. They were the northwestern neighbor (Sara Birchall and Nathan Fowler). Nathan mentioned he had been in the area of the project all his life and certainly seemed to have a great connection to the land and surrounding land owners. We kindly asked for their assistance in getting the word out about the project and what we were able to discuss. Nathan even mentioned he harvest lumber and the clients were able to speak with him about the possibility to partner on needed lumber for this project.

I will let Derek and Clifton add as needed but we would respectfully ask you to push forward with the project on a near future Planning Board meeting, as we feel we have positive feedback from the neighborhood meeting and are confident that we have a great project for consideration.

Thanks.

Warren M. Sugg, PE, LEED AP  
Civil Design Concepts, P.A. (828) 252-8388  
Office locations: 169 Patton Avenue Asheville, NC 28801 | 52 Walnut Street - Suite 9 Waynesville, NC 28788  
Mailing address: P.O. Box 5432 Asheville, NC 28813  
www.cdconcepts.com



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Date: Sat, 26 Sep 2020 13:17:48 -0400  
From: "Elaine Robblins <elainerobblins535@gmail.com> via BOC" <boe@madisoncountync.gov>  
To: Madison County Board of Commissioners <boe@madisoncountync.gov>, Donny Laws  
<donnyjohanslawson@att.net>  
Subject: Notice of Planning Board Hearing?

---

I see in this week's News-Record Sentinel that the Planning Board is having a hearing on September 29 concerning the Park Rock Farm Campground and Event Center.

I have taken every step of which I have been advised to be included on the email list of all Planning Board and Board of Adjustment hearings. Yet, I have received no such notice of this hearing.

Perhaps you can advise me further.

Thanking you in advance,

Very truly yours,

Elaine Robblins  
415 Blowhole Road  
Marshall NC 28753  
(828) 380-1817

---

Date: Thu, 4 Mar 2021 10:49:32 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: elainerobbins535@gmail.com, mountainsidecebins5@gmail.com  
Cc: Mandy Bradley <mbradley@madisoncountync.gov>, donnybellowsattorney@gmail.com, Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Notification of upcoming Madison County Planning Board and Board of Adjustment Mtgs

---

Good morning,

In an effort to update all of you, attached are the notifications that have been mailed out, and duly placed in **The News Record's Legal Notices** for two upcoming Madison Count Meetings.

The first **Notice** is for the upcoming Madison County Planning Board Meeting, to be held on Tuesday, March 16th for:

1) An **Amendment** to the existing **Special Use Permit** for the **Paint Rock Farm Campground and Event Venue**. It consists of their completed Master Plan (that I requested from them), and and this request shall be treated as an **Amendment** to their issued Feb 2017 (original) **Special Use Permit**.

2) A second project shall also be considered at the 3/16 Planning Board Mtg, for a ten (10) tent site campground project known as the "**Alaya Retreat**" (in Barnard, along Blackwell Road). The project shall be seeking a **Special Use Permit**, per the Land Use Ordinance requirements.

Lastly, the second **Notice** is:

A (single item) Board of Adjustments Mtg, shall be conducted on Monday, March 22nd at 6:30 PM. Please kindly refer to the attached Notice that is currently appearing in The News Record's Legal Notices.

This is a **Conditional Use Permit** request needed to allow for any Auto Sales (maximum of five (5) autos) within the Residential/Agricultural "R/A" Land Use District.

If yo have any questions, please reach out to me at your convenience.

Best Regards,  
Terrence Dolan

---

League, at 4 years old!!!!

I had to continually carry his birth certificate with me, because I had other parents questioning his **actually age** !

Some claimed he was *SUPPOSE* to be the next, great Florida Gator QB!!!!..lol...but he hated team sports back then...except for RUGBY! Go figure..  
He pretty much got his freakish athleticism from his mother...has her legs, too!

Not sure if you'd seen any of his Youtube Videos....so odd to see your child in those vids, and also see him sign autographs! Which still somewhat freaks me out...like, who'd want his autograph!??  
But he is really great with young kids that attend the USA Eagles' rugby matches....nice to sit back in the shadows and watch!

As for the project, *The News Record* dutifully posted the first of two required Public Notices for the January 19th Planning Board, in their November 30th edition.  
It will also be posted in their January 6th Edition, too.

My entire next week shall be taken up prepping for the Jan 19th Hearing for both yours and two other camping resort projects.

Hope you have a great NYE...stay safe..

Best Regards,

Terrey Dolan

-----Original Message-----

From: "Whit Oliver"

Sent: Thursday, December 31, 2020 11:59am

To: tdolan@madisoncountync.gov

Subject: Touching base / Happy New Year

Hi Terrey,

Wow, what a career your son has had! I was reading his wikipedia page and the various teams he played for in the UK. Very impressive, what an experience.

I'm sure you are happy to have him back stateside and a little closer to home...

We'll get the affidavit from the seller over to you next week. I know Mark Brooks dropped off a check before Christmas for the application fee. Please let us know if any other questions arise before the meeting on the 19th.

Look forward to meeting you in person in 2021! Have a great New Year!

Best,

Whit Oliver

<11-30-20NewsRecordPlanBdLegalNotice.jpg>

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Date: Mon, 4 Jan 2021 13:49:14 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Whit Oliver <dwhittingtonoliver@gmail.com>  
Subject: Re: Touching base / Happy New Year

---

Whit,

Attached is the freshly crafted **Adjoining Property Owner Notification Letter** that has to go out no later than tomorrow (14 Day Notification, per State Statute, etc)..

The property site shall be physically *legally posted* sometime tomorrow (Tuesday, January 5th), as well.

---

I understand about a child's sports choices.....I pretty much had resigned myself to the fact that Cameron was not going to want to go with a team sport.  
About that time, he suddenly announced he wanted to start playing high school rugby, in November of his junior year of high school!

Six weeks after starting to play and practice rugby ...(I had **NOT** even seen him play a match yet, mind you!), ...I get an e-mail from **USA Rugby**, and they are begging me to let him play on the newly formed **USA Under-17 High School National Rugby Team!!!!**

They even waived off the requirement for him fly to Dallas for a formal National Team Try-out!.....damn if I ever understood how they came to this decision to just sign his butt up!  
The Irish gentleman (from South Bend, Indiana, also the Notre Dame Rugby Coach), who was the USA U-17 Team Coach, still brags to this day that it was the smartest decision he ever made in assessing a young man's skill set for rugby potential.

Hell, whatta I know.!?!?..lol...

All I'll ever know is he is a bit of a *freak of nature*, and neither parent had much to do with any of it...LOL.  
.....I'm still waiting to see (if and when he retires from International and professional rugby), if he then attempts to take up a pro golf career...

What a grind that would be!

But in less than a year, he has become nearly a Scratch Golfer! avg drives are 350 yards off the tee!  
HATE HIM!!!

Terrey

-----Original Message-----

From: "Whit Oliver"  
Sent: Monday, January 4, 2021 1:24pm  
To: tdolan@madisoncountync.gov  
Subject: Re: Touching base / Happy New Year

Hey Terrey,

Thanks for the update, great that they were able to get the notices published.  
I will definitely take a look at some of your son's YouTube videos... I'd like to see him in action.  
I am learning about trying to push a specific sport. Cant be done! I'm a cyclist...and so far...my son is showing no real interest bikes. He wants to play Lacrosse. Gotta love being a parent!  
Quick question - we have prepared an affidavit for the seller of the property. Does that need to be notarized or just signed by myself and the seller?  
Thanks,  
Whit

Sent from my iPhone

On Dec 31, 2020, at 3:27 PM, tdolan@madisoncountync.gov wrote:

Hi...Happy New Year....

Yeah, Thanks.....THAT KID.....he's a piece of work!

Has been since he was four years old.....started up by roughing up 8 year olds in a Roller Hockey

Date: Mon, 18 Jan 2021, 23:35:19 -0500  
From: "Norma Genby" <ngenby@madisoncountync.gov> via BOC" <bo@madisoncountync.gov>  
To: Kristy Moeller <kdmstrong@yahoo.com>  
Cc: hcc@madisoncountync.gov, Terrey Dolan <tdolan@madisoncountync.gov>  
Subject: Re: Special Use Permit: Grand View Group Campground

Good evening Kristy, Thank you for reaching out. Take care and stay safe.

Sent from my iPhone

On Jan 18, 2021, at 9:01 PM, Kristy Moeller via BOC wrote:

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 20 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 65 tent sites, 5 cabins, and a 3,000 square ft club house is incongruous with our quality of life and certainly not "in harmony" (LUO, Special para 8.3.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D Moeller  
CH (COL-Ret), USA  
198 Hidden Pond Hollow  
Alexander, NC 28702

Date: Wed, 13 Jan 2021 10:35:43 -0500  
From: tcody@madisoncountync.gov  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Re: Fwd: Jared

---

Thanks

Tammy

On Jan 13, 2021 9:32 AM, Norris Gentry wrote:  
FII

Sent from my iPhone

Begin forwarded message:

From: Norris Gentry  
Date: January 13, 2021 at 9:31:37 AM EST  
To: tdolan@madisoncountync.gov  
Subject: Re: Jared

Thanks for the update []

Sent from my iPhone

On Jan 13, 2021, at 9:29 AM, tdolan@madisoncountync.gov wrote:

Spoke at length with Jared and he seems to share my concerns regarding the hearing prospects.

As I see it now:

- Massive crowd may wish to attend, for the two (of the three) projects. Maybe be well over 50, 75, or even more (?) to speak in regards to the Grandview Camping Project and Alaya Campground (Barnard). Jared shared there is a new Facebook Page established for the Grandview Site. I have fielded, since last week, upwards of 35 calls or e-mails from surrounding neighbors (for both projects), and not one positive comment has been received by my office.
- Of course, Ms. Cody's current position weighs heavily on me, for any Live Mtgs. in upcoming future.
- We presently have no true idea how, once the panels are installed in the Courthouse, how poor or acceptable the acoustics and the existing audio equipment will perform for the purposes of next Tuesday's scheduled hearing.
- Jared is in the process of personally reaching out to the Planning Board Members to better understand their opinion. I shall keep you posted on the wishes of the Board as soon as I hear back from Mr. Silver.

Terrey

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Date: Wed, 13 Jan 2021 10:05:54 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Fwd: Jared

Sent from my iPhone  
Begin forwarded message:

From: Norris Gentry  
Date: January 13, 2021 at 9:49:27 AM EST  
To: tdolan@madisoncountync.gov  
Subject: Re: Jared

Hi, Danny my have?@  
Sent from my iPhone

On Jan 13, 2021, at 9:45 AM, tdolan@madisoncountync.gov wrote:

No worries..

Please kindly remember, when you get a chance, to provide me with Robert Briggs' contact information (Board of Adjustments).

Thanks,  
Terrey

-----Original Message-----  
From: "Norris Gentry"  
Sent: Wednesday, January 13, 2021 9:31am  
To: tdolan@madisoncountync.gov  
Subject: Re: Jared

Thanks for the update []  
Sent from my iPhone

On Jan 13, 2021, at 9:29 AM, tdolan@madisoncountync.gov wrote:

Spoke at length with Jared and he seems to share my concerns regarding the hearing prospects.

As I see it now:

- Massive crowd may wish to attend, for the two (of the three) projects. Maybe be well over 50, 75, or even more (?) to speak in regards to the Grandview Camping Project and Alaya Campground (Barnard). Jared shared there is a new Facebook Page established for the Grandview Site. I have fledged, since last week, upwards of 35 calls or e-mails from surrounding neighbors (for both projects), and not one positive comment has been received by my office.

- Of course, Ms. Cody's current position weighs heavily on me, for any Live Mtgs. in upcoming future.
- We presently have no true idea how, once the panels are installed in the Courthouse, how poor or acceptable the acoustics and the existing audio equipment will perform for the purposes of next Tuesday's scheduled hearing.
- Jared is in the process of personally reaching out to the Planning Board Members to better understand their opinion. I shall keep you posted on the wishes of the Board as soon as I hear back from Mr. Silver.

Terrey



Date: Thu, 17 Dec 2020 17:00:05 -0500  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Stuart Bass <stuart@landofsky.org> <tdolan@madisoncountync.gov>  
Cc: dallen@madisoncountync.gov, Norris Gentry <ngentry@madisoncountync.gov>  
Subject: FW: Blackwell Road Proposal

Thank you, Stuart.

I appreciate you taking the time to participate on the call.  
I'll be reaching out to Donny Laws, our County attorney, to review the project, and obtain his advise on proceeding with the application.

I'll keep you apprised.

Have a good evening.

Thanks,  
Terrey Dolan

Terrence S. Dolan  
Director of Planning & Zoning  
Madison County  
Office Cell: 628-206-4573

On Dec 17, 2020 4:38 PM, Stuart Bass wrote:

**FYI.**

From: Stuart Bass  
Sent: Friday, October 23, 2020 6:16 PM  
To: villar8200@bellsouth.net  
Cc: Danny Allen ; Norris Gentry  
Subject: RE: Zoning questions

A proposed campground project would have to receive approval from the Planning Board.  
The adjacent property owners would be notified of any meeting.

Any proposal would also require County Health Department approval for well and septic.

With respect to the access and the easement, I'm not sure, but that would certainly be a consideration as part of a review process.

Stuart Bass

From: Norris Gentry <ngentry@madisoncountync.gov>  
Sent: Wednesday, October 21, 2020 2:28 PM  
To: 'Anita/Alfredo Villar' <villar8200@bellsouth.net>; 'Danny Allen' <dallen@madisoncountync.gov>;  
<raiggoforth@madisoncountync.gov>; <msnelson@madisoncountync.gov>; 'Matt Wechtel'  
<mwechtel@madisoncountync.gov>; <waynebrigman2012@gmail.com>; 'Donny Laws'  
<dannyvella@attorney@gmail.com>;  
Cc: Stuart Bass <stuart@landofsky.org>  
Subject: RE: Zoning questions

**Be Advised: This email originated from outside Land of Sky**

Good afternoon. Thanks for reaching out. I am forwarding your inquiry to our Zoning and Planning Office. They will be in touch. Enjoy this beautiful day.

From: Anita/Alfredo Villar <villar8200@bellsouth.net> via BOC [mailto:booc@madisoncountync.gov]  
Sent: Wednesday, October 21, 2020 1:58 PM  
To: booc@madisoncountync.gov  
Subject: Zoning questions

Hello,

I just wanted to bring an item to your attention and ask advice on how to proceed. Myself and my six neighbors live in the Barnard area of Madison County. We live on Blackwell Rd, a small private gravel right of way 8' wide and one residential right of way through to the landlocked homes. The road's intent was *always* to be for residential use only. The whole area is zoned RA.

Recently an out of state landowner who purchased property at the end of the roadway, ostensibly to build a retirement home, has offered the property for sale and advertised on the listing in large print "UNRESTRICTED so use the land as you please" (see attached [https://www.zillow.com/homedetails/287537078169550\\_rid/](https://www.zillow.com/homedetails/287537078169550_rid/)). That is an obvious falsehood if current zoning laws are to be followed. His property is zoned RA as well.

It has come to all the resident's attention that he plans to put some sort of commercial campsite there. An 8' easement through private property to access a commercial venture is unacceptable and in direct contravention of existing zoning for this area. This does not even address the issues of liability, sanitation, trash, noise, alcohol, fire safety, traffic, etc.

Please advise us what the procedure is to keep our zoning Residential Agricultural. The potential new owners are very unfriendly and rude to existing residents and have told some of us to "mind our own business" so there is no knowing their final plans or discussing these issues. The current owner has indicated he *knows* he is misleading these people but they seem to think there are "ways around" the zoning issue. I know personally that my property came with Restrictive Covenants that prevent any commercial endeavor or use of tents, RVs etc. and they must pass through this property to get to their property.

So, the questions are-

How closely does the zoning board follow current zoning restrictions?

What forum is there for us to express our opposition this before this is a done deal?

To whose attention do we need to bring this matter in the absence of a current Zoning Director?

Thanks for your attention to this and for keeping Madison County resident-friendly.

Anita Villar

Date: Tue, 19 Jan 2021 14:40:27 -0500  
From: "Nancy Hendrix" <nhendrix0208@gmail.com> via BOC" <booc@madisoncountync.gov>  
To: booc@madisoncountync.gov  
Cc: mareison@madisoncountync.gov, craigpforth@madisoncountync.gov, ngentry@madisoncountync.gov,  
michaelgarrison@madisoncountync.gov, mwedital@madisoncountync.gov, tsolan@madisoncountync.gov  
Subject: Grandview Group Campground

---

Enclosed is a letter documenting mine and my son's opposition to the proposed campground.

Date: Mon, 18 Jan 2021 23:35:19 -0500  
From: Norris Gentry <nrgentry@madisoncountync.gov>  
To: Kristy Moeller <adminstrong@yahoo.com>  
Cc: boc@madisoncountync.gov, Terrey Dolan <tdolan@madisoncountync.gov>  
Subject: Re: Special Use Permit: Grand View Group Campground

Good evening Kristy, Thank you for reaching out. Take care and stay safe,  
Sent from my iPhone

On Jan 18, 2021, at 9:01 PM, Kristy Moeller via BOC wrote:

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 65 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUO, Special para 8.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county, agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,  
Kristine O Moeller  
Ch (COOL-RE), USA  
198 Hidden Pond Hollow  
Alexander, NC 28701

Date: Wed, 7 Apr 2021 08:41:27 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Agenda for in person when we get an hour?

Norris, good morning....

As your calendar in the next couple of days allows, I need to come over and discuss the following **Items/Issues** with you...maybe 30-60 minutes, max???

- Annual Budget for Planning & Zoning Dept.
- Final Solution for the Cell Tower Annual Invoicing...(need to get this out!)
- Forrest Gilliam and the Land Use Ordinance Revisions... **May 11th Briefing for Commissioners** (either pre or post Bd. of Commissioners Meeting?) Involvement/Participation of either Planning Bd, or Board of Adjustments members?
- Update discussion on the Alaya and Grandview Campgrounds "Special Use Permits".....**Update you on the application for a Conditional Use Permit for the Wolf Laurel II Cell Tower** ... at top of Wolf Ridge upper Ski Chair lift. (i.e. U.S. Cellular) ; **May 2021 Bd. of Adjustments Hearing Scheduling?**

Thanks,  
Terrey

Date: Thu, 25 Mar 2021 09:51:24 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Grandview Hearing Date 4/20

---

Norris,

I would like for you to please consider the use of a Court Reporter for the upcoming April 20th Grandview Campground Special Use Permit Public Hearing going before our Planning Board.

How do we arrange for that to happen?

Thanks,  
Terrey

---

Date: Mon, 28 Sep 2020 11:28:40 -0400  
From: Elaine Robbins <elainerobbins535@gmail.com>  
To: "mwechtel@madisoncountync.gov" <mwechtel@madisoncountync.gov>  
Subject: Re: Notice of Planning Board Hearing?

thanks, Matt.

Elaine Robbins  
415 Blowhole Road  
Marshall NC 28753  
(828) 380-1817

On Mon, Sep 28, 2020 at 11:27 AM [mwechtel@madisoncountync.gov](mailto:mwechtel@madisoncountync.gov) <[mwechtel@madisoncountync.gov](mailto:mwechtel@madisoncountync.gov)> wrote:  
Hi Elaine,

I'll let the official details come from the County Finance Office, but it appears this meeting was not properly noticed. Mandy can probably provide more details. Log story short, I think the meeting will need to be rescheduled and then hopefully proper notice will be given to all interested Parties involved.

Thanks for bringing this to my/our attention.

Have a great day,

Matt Wechtel

-----Original Message-----

From: "Elaine Robbins <[elainerobbins535@gmail.com](mailto:elainerobbins535@gmail.com)> via BOC" <[bc@madisoncountync.gov](mailto:bc@madisoncountync.gov)>  
Sent: Saturday, September 26, 2020 1:17pm  
To: "Madison County Board of Commissioners" <[bc@madisoncountync.gov](mailto:bc@madisoncountync.gov)>, "Donny Laws" <[donnyvella@attorney@gmail.com](mailto:donnyvella@attorney@gmail.com)>  
>  
Subject: Notice of Planning Board Hearing?

I see in this week's News-Record Sentinel that the Planning Board is having a hearing on September 29 concerning the Part Rock Farm Campground and Event Center. I have taken every step of which I have been advised to be included on the email list of all Planning Board and Board of Adjustment hearings. Yet, I have received no such notice of this hearing. Perhaps you can advise me further.

Thanking you in advance,

Very truly yours,  
Elaine Robbins  
415 Blowhole Road  
Marshall NC 28753  
(828) 380-1817

Date: Mon, 18 Jan 2021 23:35:19 -0500  
From: "Norris Gentry <ngentry@madisoncountync.gov> via BOC" <bcc@madisoncountync.gov>  
To: Kristy Noeller <kdmstrong@yahoo.com>  
Cc: bcc@madisoncountync.gov; Terry Dolan <tdolan@madisoncountync.gov>  
Subject: Re: Special Use Permit: Grand View Group Campground

Good evening Kristy, Thank you for reaching out. Take care and stay safe.

Sent from my iPhone

On Jan 18, 2021, at 9:01 PM, Kristy Noeller via BOC wrote:

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 65 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUO, Special para 6.5.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristy D Noeller  
CR (CRS-Res), USA  
199 Hidden Pond Hollow  
Alexander, NC 28701

Date: Tue, 19 Jan 2021 02:01:32 +0000 (UTC)  
From: "Kristy Moeller <kdmsrtrng@yahoo.com> via BOC" <booc@madisoncountync.gov>  
To: "booc@madisoncountync.gov" <booc@madisoncountync.gov>  
Subject: Special Use Permit; Grand View Group Campground

---

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 85 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LZO, Special para 8.5.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 190 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully submitted,

Kristina D Moeller  
CH (COL-Ret), USA  
198 Hidden Pond Hollow  
Alexander, NC 28701

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Date: Tue, 19 Jan 2021 22:20:50 +0000  
From: "Derek J. Allen" <dja@asklawnc.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: Norris Gentry <ngentry@madisoncountync.gov>, Whit Oliver <dwhittlthngtdolivar@gmail.com>  
Subject: RE: letters and E-mails in Opposition to the Planning Board Approving Grandview Campground

Thank you, Terrey. Do you have some time to discuss this week? Two things, I'd like to discuss:

First, I have had a number of opportunities to engage with local government bodies during COVID times and work out through our NC court system safe alternatives to "fully in-person" meetings. I am happy to share with you the COVID-safe protocols that were recently approved by a Superior Court Judge in a Buncombe County case considering how quasi-judicial hearings should be held during this time. Namely, the process is designed to afford due process for participants, and safety for all.

Second, I know the head of this opposition group well (we've been friends for years). Once I found out there was opposition, and who it was, I reached out to her for a meeting. I was able to speak with her late last week at length. She (and they) had a very, very different idea of what was being proposed. She was comforted and relieved to hear the actual vision and proposal. To that end, we are lining up a meeting to walk the property and a follow up Zoom with all interested parties.

I have good availability tomorrow, Thursday, and Friday, and can work around your schedule. Let me know your availability.

I look forward to working with you,

Derek

**Derek J. Allen**  
ALLEN STAHL + KILBOURNE  
828.412.4028 Direct  
336.339.9993 Mobile  
[www.asklawnc.com](http://www.asklawnc.com)  
[dja@asklawnc.com](mailto:dja@asklawnc.com)

From: tdolan@madisoncountync.gov  
Sent: Tuesday, January 19, 2021 5:22 PM  
To: Derek J. Allen  
Cc: Norris Gentry ; Whit Oliver  
Subject: FW: letters and E-mails in Opposition to the Planning Board Approving Grandview Campground

Mr. Allen,

Good afternoon,

As requested by the applicant, Whit Oliver, I was asked to directly send you any letters/e-mails my office has received in regards to the Grandview Campground Project Application.

There have been numerous letters received by either mine or the County Manager's office in opposition to the Madison County Planning Board granting the required *Special Use Permit* for the *Grandview Campground Project*.

Your client's project, shall be heard before the Madison County Planning Board, at some future point in time. Again, this will be in pursuit of a required "*Special Use Permit*", needed to permit a campground facility, located on lands designated under the the Madison County Zoning Code as "Residential/Agriculture Zoning District" ("R/A").

As you may know, the project was to be heard tonight, January 19th, but the anticipated size of the projected crowd for both this project, (and another smaller, but also somewhat controversial campground project in the village area of Barnard), caused the county to reconsider the practicality of using the Madison County Courthouse in downtown Marshall for the (legally-noticed) Regular Monthly Planning Board Mtg. and having the Board hear the "Noticed" Agenda that had three separate public hearings scheduled for campground-type projects.

That being said, an *indefinite postponement* was warranted and announced on the county's website last Wednesday, January 13th. I also called Mr. Oliver that day to inform him of the issues we were facing.

The anticipated crowd would likely have been overwhelming in my estimate, (perhaps 75-90 people in attendance?), and there is no immediately available (or viable) location large enough to safely to hold such a highly-attended public hearing.

Madison County needs to hold to *Covid Protocols*, that simply would not permit such a large gathering in the courthouse, at this time.

We are focusing our collective efforts this week on reviewing alternative solutions for holding the required public hearings for the referenced Agenda's projects, but I simply do not have a location nor date, as of today to report to you.

You may reach out to me as you see the need to, on my office cell at **828-206-4573**.

Best Regards,  
Terrey Dolan

Date: Tue, 16 Feb 2021 14:15:55 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: RE: RE: Question about potential Legal Notice timing

Done!  
Already scheduled/reserved the **dates of March 16th and April 20th** for the next two Planning Board meetings, with Meagan.

Terrey

-----Original Message-----  
From: "Norris Gentry"  
Sent: Tuesday, February 16, 2021 1:37pm  
To: tdolan@madisoncountync.gov  
Subject: RE: RE: Question about potential Legal Notice timing

**Hi Terrey. 828 649-2411.**

From: tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
Sent: Tuesday, February 16, 2021 1:17 PM  
To: Norris Gentry  
Subject: FW: RE: Question about potential Legal Notice timing

Just an FYI....I am discussing future public hearing logistics with Jamie and the IT Boys tomorrow morning.

I want to proceed with combining up the (non-controversial) Paint Rock Farm Special Use Permit Amendment, with the smaller (anticipated) crowd for the Alaya Campground (if they care to proceed yet) for the **March 16th Planning Bd Mtg.**

In order to make the somewhat quirky calendar math work "legally", I have to have it Legal Noticed in the Feb 24th Edition of The News Record.

The following week's March 3rd Edition is **one day** too late for the **required 14 Day Notice!**

I have a message into Alaya's engineer to see how and if they want to proceed for the March Planning Bd.

I believe it is best to be conducted this March 16th Planning Bd Mtg at the Ag Extension Office's Hall, where the County Commission has been having meetings.

Who do I have to check with to get this space confirmed for **use on the 16th of March**, please?

FYI,  
Terrey

-----Original Message-----  
From: "Ingraham, Karen" <kingraham@localiq.com>  
Sent: Tuesday, February 16, 2021 10:22am  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: "LEGAL5, NRS" <NRSLEGAL5@gannett.com>  
Subject: RE: Question about potential Legal Notice timing

Terrey:

Legal notices must be in the system, approved and paid for (if you don't have an account set up with credit) by the end of the day Thursday for the Feb. 24 issue. You may email your ad directly to [nrslegals@gannett.com](mailto:nrslegals@gannett.com), and they will email you a price quote, as well as a proof for your approval. Feel free to reach out with any additional questions or concerns. ☺

Thanks, and take care.

**Karen Ingraham**  
General & Admin, Office Manager

The News-Record & Sentinel 

Direct: 828-210-6073  
[karen@newsrecordandsentinel.com](mailto:karen@newsrecordandsentinel.com)

**Reduce | Reuse | Recycle**

From: [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>  
Sent: Tuesday, February 16, 2021 10:18 AM  
To: Ingraham, Karen <[kingraham@localiq.com](mailto:kingraham@localiq.com)>  
Subject: Question about potential Legal Notice timing

Hello Karen,

This is Terrey Dolan, the new Planning and Zoning Director for Madison County.

I need to verify the deadline date to send you Legal Notices, in order to post them in the **Wednesday, Feb 24th Edition?**

I potentially have two projects that need to go before the Madison County Planning Board on Tuesday, March 16th, but we need a full 14 Day Notice Lead Time., **so the Legal Notice has to go into the 2/24 News Record Edition, and not the 3/3 edition....**

**Please kindly advise as soon as possible.**

Thank you,

Terrey Dolan

Date: Thu, 4 Feb 2021 20:36:46 +0000 (UTC)  
From: Kelley Klope <hiitskelley@yahoo.com>  
To: 'mwechtle@madisoncountync.gov' <mwechtle@madisoncountync.gov>  
Subject: Proposed Group Campground Facility on 777 Grandview Road, Marshall

Dear Commissioner Wechtle,

I have lived in or near the city of Asheville since 1994 and in 2010 I found the property and house of my dreams in the most beautiful and serene setting off Hidden Pond Hollow in Madison County. I live on a dirt road which I share with 4 other neighbors who I consider family. My view from every angle are woods, water and farmland. I feel like I live in my own little world sharing it with local deer, turkeys, coyotes, songbirds and much more wildlife and stunning landscapes. Madison County is a unique place with a history of long time residents and the few like me who are fortunate to move in and call it home. Very little crime and the comfort of feeling safe is of high value to residents.

I am writing with great concern regarding the group campground proposed for 777 Grandview Rd. It's a very self-serving, money-making, private development that will bring in outsiders that in no way will contribute back to the county or community. I can only see negative impacts on our community such as high volume traffic, light and noise pollution and an overall negative impact on this community's welfare.

In accordance with the Madison County Land Ordinance section 8.5.3 Section C number 4 this development location and character of its use will not be in harmony with this area and our environment. This area is mostly agricultural with residents, rolling pastures and wooded acres. Drastically excavating this land will jeopardize wildlife for sure and create erosion issues. This development will also endanger residents and wildlife health, safety and general welfare which is in violation of 8.5.3 Section C number 1. Proposed plans include septic systems for each campsite within just a couple hundred feet of neighbors and their drinking systems. There will be obvious runoff from this development during development and during full use once completed that would affect neighboring water systems such as streams, creeks and ponds - which there are several nearby.

Housing developments in this area have steadily increased over the past several years bringing in residents who are committed to this community and ultimately raising the value of all of our homes. A Group Campground development would definitely decrease the value of homes in this area and would deter future home buyers from coming to this area. People do not move out to the county to share the narrow roads with heavy traffic and loud group gatherings that this group campground would bring. This group campground is proposing an event lawn as well, which most likely would host amplified music or other noise affecting neighbors. Transient people would cause safety issues for resident families, kids in particular, who could no longer be let to explore their own neighborhood. Campers bring in alcohol, drugs, parties, and pets that could get loose and other irresponsible behaviors that will greatly affect the welfare of this community.

The peaceful summer nights of sitting outside on our porches for nearby residents will be consumed with noise from campers who most likely will party late at night and loud music from a venue supporting weddings, festivals etc. The many acres that would be destroyed currently are the habitat for deer, turkeys, coyotes, and much other wildlife. This campground would destroy their territory. It doesn't end with just the campground, across the street is the proposal for the sewer drainage system. So many people in and out, so much destruction from people who don't even live here. So sad to think of. Please do your part to conserve what we can of the mountain and agricultural lands of WNC by starting right here in Madison County. You all have the power to say no to development that does not even benefit the county or community. As a close resident of this property, I fear the many negative impacts of this group campsite.

Thank you for your time and please stand up for what is best for our community and keep Madison County beautiful!

Thank you,

Kelley Klope  
505 Hidden Pond Hollow  
Alexander, NC 28701

Date: Wed, 13 Jan 2021 13:48:33 -0500  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Re: Need for Immediate County Website Placement

No worries...had a long "heart to heart" chat with the Grandview Road Campground Applicant. He said he half-felt this coming!

He appreciated my candor,  
I'll fill you in later.

Terrey

Terrence S. Dolan  
Director of Planning & Zoning  
Madison County  
Office Cell: 828-206-4573

On Jan 13, 2021 1:35 PM, Norris Gentry wrote:  
Thanks Terrey!

Sent from my iPhone

On Jan 13, 2021, at 1:33 PM, tdolan@madisoncountync.gov wrote:

Hello Jamie,

Attached you shall find a brief announcement that notifies the County Website public readers of a necessary postponement of next Tuesday's Planning Board Mtg. (January 19th at 6:30 PM, Madison County Courthouse) until further notice.

Please kindly place this Announcement on the County Website, as soon as you are able.  
Please call my cell with any questions.

Thank you for your help.

Terrey Dolan

<\_1-19-21 announcement.docx='announcement.docx' postponement='postponement'  
mtg='mtg' bd='bd' planning='planning!'/>

Date: Thu, 25 Mar 2021 06:15:11 -0400  
From: Morris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Cc: Donny Laws <donny@lawsattorney@gmail.com>, Mandy Bradley <mbradley@madisoncountync.gov>, Mark  
Shelton <msnelson@madisoncountync.gov>  
Subject: Re: Whit Oliver, Owner for Grandview Campground Project and Mark Brooks, Engineer for Grandview

Good morning Terrey. Please give me a call on your way or when you get in. I am forwarding the letter to Donny.  
There is a legal extension for the Legislative mandate. However, we need to move forward ASAP on getting our  
updates in place. ☐

Sent from my iPhone

On Mar 24, 2021, at 7:57 PM, tdolan@madisoncountync.gov wrote:

Forwarding today's letter from Attorney Rupa Russe.  
Hopefully, we can discuss in the AM.

Thank you,  
Terrey

Terrence S. Dolan  
Director of Planning & Zoning  
Madison County  
Office Cell: 828-206-4573

----- Forwarded message -----  
From: Vickers Russe Law PLLC  
Date: Mar 24, 2021 5:03 PM  
Subject: Re: Whit Oliver, Owner for Grandview Campground Project and Mark Brooks, Engineer for  
Grandview  
To: tdolan@madisoncountync.gov  
Cc:

Dear Terrey,

Please see attached a copy of the letter I mailed out to you today on behalf of my clients Britt and  
Christopher Lee. Please let me know if you have any questions, or answers to my question.

Regards,  
Rupa Vickers Russe  
Bar Licensed Attorney, D.C. and N.C.  
(c) 828-380-9522  
Vickers Russe Law, PLLC

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proprietary, legally privileged or otherwise exempt from disclosure. If you are not the intended recipient  
of this communication, you are hereby notified that the distribution, reading, copying or other use of this  
communication and any attachments hereto is strictly prohibited. If you have received this in error,  
please reply immediately to the sender or destroy this communication. Thank you for your cooperation.



On Thu, Feb 25, 2021 at 12:41 PM tdolan@madisoncountync.gov <tdolan@madisoncountync.gov>  
wrote:  
Rupa,

This what I have for the Grandview Project

Mr. Mark Brooks: (Engineer for Grandview):  
[mbrooks@brooksea.com](mailto:mbrooks@brooksea.com)

Mr. Whit Oliver: (Co-Owner) :  
[dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com)

Date: Mon, 12 Apr 2021 16:07:18 +0000  
From: "Derek J. Allen" <dja@asidawnc.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: Norris Gentry <ngentry@madisoncountync.gov>, "jdsilver1984@yahoo.com" <jdsilver1984@yahoo.com>  
Subject: Re: Alaya Retreat Project Application Withdrawal

---

Thanks, Terrey. I will check into this today.

Derek

Sent from my iPhone

On Apr 12, 2021, at 11:51 AM, tdolan@madisoncountync.gov wrote:

Hello Derek,

I'm having a bit of difficulty in getting Alex Alexander to send me an *official* "Notice of Withdrawal" for the *Special Use Permit* for their Alaya Retreat Campground.

I have requested (and sent reminders) for my need of a written withdrawal from his ownership group of their application, (and for the May 4th Continuance Hearing). It is now going now on three weeks, with nothing in hand from them.

Would you please look into it and get back with me?

Thank you,

Terrey Dolan

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Date: Tue, 19 Jan 2021 15:06:06 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: "Nancy Hendrix" <nhendrix0208@gmail.com> via BOC" <booc@madisoncountync.gov>  
Cc: msolsen@madisoncountync.gov, craiggoforth@madisoncountync.gov, michaelgarrison@madisoncountync.gov,  
mwechtel@madisoncountync.gov, bdolan@madisoncountync.gov  
Subject: Re: Grandview Group Campground

---

Good afternoon Nancy, Thanks for reaching out. Have a Blessed Day. Sent from my iPhone > On Jan 19, 2021, at 2:39 PM, Nancy Hendrix via BOC wrote: > > Enclosed is a letter documenting mine and my son's opposition to the proposed campground. >

---

Date: Tue, 19 Jan 2021 15:06:06 -0500  
From: "Morris Gentry" <ngentry@madisoncountync.gov> via BOC" <boe@madisoncountync.gov>  
To: "Nancy Hendrix" <nhendrix0208@gmail.com> via BOC" <boe@madisoncountync.gov>  
Cc: msnelson@madisoncountync.gov, craiggoftalik@madisoncountync.gov, michaelgarrison@madisoncountync.gov,  
mwachte@madisoncountync.gov, tdolan@madisoncountync.gov  
Subject: Re: GrandView Group Campground

---

Good afternoon Nancy. Thanks for reaching out. Have a Blessed Day. Sent from my iPhone > On Jan 19, 2021, at 2:39 PM, Nancy Hendrix via BOC wrote: > > Enclosed is a letter documenting mine and my son's opposition to the proposed campground. >



Date: Thu, 25 Mar 2021 06:15:11 -0400  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Cc: Donny Laws <donnyjollawsattorney@gmail.com>, Mandy Bradley <mbradley@madisoncountync.gov>, Mark Snelson <msnelson@madisoncountync.gov>  
Subject: Re: Whit Oliver, Owner for Grandview Campground Project and Mark Brooks, Engineer for Grandview

Good morning Terrey. Please give me a call on your way or when you get in. I am forwarding the letter to Donny. There is a legal extension for the Legislative mandate. However, we need to move forward ASAP on getting our updates in place. ☐

Sent from my iPhone

On Mar 24, 2021, at 7:57 PM, tdolan@madisoncountync.gov wrote:

Forwarding today's letter from Attorney Rupa Russe.

Hopefully, we can discuss in the AM.

Thank you,  
Terrey

Terrence S. Dolan  
Director of Planning & Zoning  
Madison County  
Office Cell: 828-206-4573  
----- Forwarded message -----  
From: Vickers Russe Law PLLC  
Date: Mar 24, 2021 5:03 PM  
Subject: Re: Whit Oliver, Owner for Grandview Campground Project and Mark Brooks, Engineer for Grandview  
To: tdolan@madisoncountync.gov  
Cc:

Dear Terrey,

Please see attached a copy of the letter I mailed out to you today on behalf of my clients Britt and Christopher Lee. Please let me know if you have any questions, or answers to my question.

Regards,  
Rupa Vickers Russe  
Bar Licensed Attorney, D.C. and N.C.  
(c) 828-380-9522  
Vickers Russe Law, PLLC

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On Thu, Feb 25, 2021 at 12:41 PM tdolan@madisoncountync.gov <tdolan@madisoncountync.gov> wrote:

Rupa,

This what I have for the Grandview Project

Mr. Mark Brooks: (Engineer for Grandview):  
[mbrooks@brooksea.com](mailto:mbrooks@brooksea.com)

Mr. Whit Oliver: (Co-Owner) :  
[jwhittingtonoliver@gmail.com](mailto:jwhittingtonoliver@gmail.com)

Date: Mon, 18 Jan 2021 23:35:19 -0500  
From: "Norris Gentry" <ngentry@madisoncountync.gov> via BOC" <boe@madisoncountync.gov>  
To: Kristy Moeller <kmstrong@yahoo.com>  
Cc: boe@madisoncountync.gov, Tarrey Dolan <tdolan@madisoncountync.gov>  
Subject: Re: Special Use Permit: Grand View Group Campground

Good evening Kristy, Thank you for reaching out. Take care and stay safe.

Sent from my iPhone

On Jan 18, 2021, at 9:01 PM, Kristy Moeller via BOC wrote:

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 69 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUO, Special para 6.5.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina B. Moeller  
CH (CR), Ret., USA  
188 Hidden Pond Hollow  
Alexander, NC 28701

Date: Thu, 25 Mar 2021 15:06:13 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norm's Gentry <ngentry@madisoncountync.gov>  
Subject: FW: Re: Fw: He wanted me to clarify plans

Just an FYI.

Terrey

-----Original Message-----

From: "Terrence Dolan"  
Sent: Thursday, March 25, 2021 2:30pm  
To: "Anita/Alfredo Villar"  
Subject: Re: Fw: He wanted me to clarify plans

Spoke to Mr. Charles (Alex) Alexander, Principle for the Alaya Retreat, at length this morning. He verbally told me the campground project is being withdrawn. Asked him to please send me an official letter to that effect, specifically withdrawing their Special Use Permit Application, and to officially withdraw the Continuance of the Special Use Permit Public Hearing, scheduled for May 4th, as well. Unclear as to when I shall receive the requested letter, but I shall pass it along when I obtain it.  
Best Regards,  
Terrey Dolan

On Mar 25, 2021 1:34 PM, Anita/Alfredo Villar wrote:

Hello Terrey,  
Lizzie Easton just sent me this screen shot. This text message is between Lizzie & John W from Alaya. He seems to be telling her Alaya's plans and wants her to convey it to the rest of us. I am not in the loop so I don't know what is going on. Ken says you talked to him last night but we haven't had a chance to get into the details. As far as I know we are staying the course until we get an *official* announcement that they are dropping the special use request.  
Let me know what you learn directly from Alaya.

Anita Villar

----- Forwarded Message -----

From: Lizzie Easton  
To: Anita/Alfredo Villar  
Sent: Thursday, March 25, 2021, 12:58:54 PM EDT  
Subject: He wanted me to clarify plans

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Lizzie Easton-Montes  
Soul's Booking  
Trek's Manager  
305-772-6611  
www.lizziemontesphotography.com  
www.loveurmama.com  
www.treksix.com  
"Pioneers are the first to see it...and the last to be seen." Mare139

Sent from my iPhone

Date: Thu, 25 Mar 2021 15:06:13 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: FW: Re: Fw: He wanted me to clarify plans

---

Just an FYI..

Terrey

-----Original Message-----

From: "Terrence Dolan"  
Sent: Thursday, March 25, 2021 2:30pm  
To: "Anita/Alfredo Villar"  
Subject: Re: Fw: He wanted me to clarify plans

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Let me know what you learn directly from Alaya.

Anita Villar

----- Forwarded Message -----

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To: Anita/Alfredo Villar  
Sent: Thursday, March 25, 2021, 12:58:54 PM EDT  
Subject: He wanted me to clarify plans

---

---

Lizzie Easton-Montes  
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www.loveurmama.com  
www.trek6.com  
"Pioneers are the first to see it..and the last to be seen." Mare139

Sent from my iPhone

---

Date: Mon, 18 Jan 2021 23:35:19 -0500  
From: "Norris Gentry <ngentry@madisoncountync.gov> via BOC" <boe@madisoncountync.gov>  
To: Kristy Moeller <kdmstrong@yahoo.com>  
Cc: boe@madisoncountync.gov, Tarray Dolan <tdolan@madisoncountync.gov>  
Subject: Re: Special Use Permit: Grand View Group Campground

---

Good evening Kristy, Thank you for reaching out. Take care and stay safe.

Sent from my iPhone

On Jan 18, 2021, at 9:01 PM, Kristy Moeller via BOC wrote:

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 65 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUC, Special para 8.5.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D Moeller  
Ch (COL-Ret), USA  
198 Hidden Pond Hollow  
Alexander, NC 28701

---

Date: Wed, 20 Jan 2021 07:24:26 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Cc: donnyjellawsattorney@gmail.com, mbradley@madisoncountync.gov, msnelson@madisoncountync.gov  
Subject: RE: Derek Allen-attorney representing the Grandview Campground Applicant

**Good Morning Terrey. I am unavailable today. I am working the Vaccination Clinic at the Fair Grounds. Mr. Allen's offer to share what has been "approved" in Buncombe as "an alternative" is certainly a worthy conversation. We will certainly entertain workable options during this current environment. Take care and stay safe. Talk tomorrow anytime. Have a Great Day.**

From: tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
Sent: Wednesday, January 20, 2021 7:13 AM  
To: Norris Gentry  
Subject: Derek Allen-attorney representing the Grandview Campground Applicant

Norris, good morning!

I wanted to share what Derek Allen shared in regards to this client, Grandview Campground. I was not sure if you got cc'd or not on his response yesterday evening.

Mr. Allen and I are going to have a 10:30 AM call this morning.

I may just "buy some time" prior to attempting an escape off this hill, and take his call first, prior to coming in.

Thoughts on the call?  
Do you wish to be patched in, by any chance?

Terrey

On Jan 19, 2021 5:21 PM, "Derek J. Allen" wrote:

Thank you, Terrey. Do you have some time to discuss this week? Two things, I'd like to discuss:

First, I have had a number of opportunities to engage with local government bodies during COVID times and work out through our NC court system safe alternatives to "fully in-person" meetings. I am happy to share with you the COVID-safe protocols that were recently approved by a Superior Court Judge in a Buncombe County case considering how quasi-judicial hearings should be held during this time. Namely, the process is designed to afford due process for participants, and safety for all.

Second, I know the head of this opposition group well (we've been friends for years). Once I found out there was opposition, and who it was, I reached out to her for a meeting. I was able to speak with her late last week at length. She (and they) had a very, very different idea of what was being proposed. She was comforted and relieved to hear the actual vision and proposal. To that end, we are lining up a meeting to walk the property and a follow up Zoom with all interested parties.

I have good availability tomorrow, Thursday, and Friday, and can work around your schedule. Let me know your availability.

I look forward to working with you.

Derek

**Derek J. Allen**

ALLEN STAHL + KILBOURNE

828.412.4026 Direct

336.339.9993 Mobile

<https://lms.edgeatlas.co>

Date: Tue, 19 Jan 2021 02:01:32 +0000 (UTC)  
From: Kristy Moeller <kdmstrong@yahoo.com>  
To: "boc@madisoncountync.gov" <boc@madisoncountync.gov>  
Subject: Special Use Permit: Grand View Group Campground

---

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

*First, a brief introduction:* I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 65 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUO, Special para 0.5.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D Moeller  
CH (COI-Ret), USA  
198 Hidden Pond Hollow  
Alexander, NC 28701

---

Date: Wed, 17 Mar 2021 15:10:10 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Re: Public Hearing

Any specific way in which I should respond to her highlighted *request*, at this point?

Terrey

-----Original Message-----  
From: "Norris Gentry"  
Sent: Wednesday, March 17, 2021 2:45pm  
To: tdolan@madisoncountync.gov  
Subject: Re: Public Hearing

Hi. Thanks for the update ☐

Sent from my iPhone

On Mar 17, 2021, at 2:16 PM, tdolan@madisoncountync.gov wrote:

Norris,

FYI, I understand from Danny that he believes that Ms. Klope is a Fire Marshall within the City of Asheville.

She is within the " *Opposition Group* " for the Grandview Campground, and was with last night's contingency that attended to see how the Planning Board operates.

I would fully expect her to be strong, vocal member of the opposition at the scheduled April 20th Planning Board Mtg.

Please note her e-mail below, and especially focus on her request for a moratorium that she provided to me.

Likewise, I can not 100% recall if I informed you that Ms. Rupa Russe has told me she is now the attorney representing the Grandview Opposition Group, and she shall be in attendance at the April 20th Hearing.

FYI,  
Terrey

-----Original Message-----  
From: "Kelley Klope"  
Sent: Wednesday, March 17, 2021 1:30pm  
To: "Terrey Dolan"  
Subject: Public Hearing

Terrey,

It was nice to finally meet you face to face. I do not envy your position, especially right now, but I am sure you understand how critical your position is to the future of our communities. I am sure I am not alone when I express to you that I was very stressed last night and slept very little. I attended last night's meeting to better understand how these meetings are run, how the process works, and what to expect when I attend a meeting to speak on April 20th regarding the proposed project near my home at 777 Grandview Rd. The best word I have to describe last night is shock. I quickly witnessed developers and attorneys, civil engineers and experts in other fields basically bully the board. It was very apparent many board members were uncomfortable with information being pushed at them while the attorney recited legal jargon that they must follow. Board members seemed unsure legally how to run the meeting and how to handle actual public feedback. This is very unfortunate since it is the people who live here who need to be heard in order to preserve Madison County property.

**Terrey, I have a request. I do not know the process to do this, or who makes this decision, but I highly recommend that the powers to be of Madison County immediately stop all new planning and zoning requests to include special use permits until the land use**

**ordinance is updated.** Word is out to developers and attorneys that Madison County has very few restrictions with lots of loopholes and they are swarming to buy up this land to build ridiculous projects that do not mesh with the harmony of our communities. It is a very sad thing to watch.

Please let me know that you have received this email and your thoughts.

Thanks for all you do,

Kelley Klope  
828-778-4328



Date: Thu, 4 Feb 2021 20:35:45 +0000 (UTC)  
From: Kelley Klope <hillskelley@yahoo.com>  
To: "michaelgarrison@madisoncountync.gov" <michaelgarrison@madisoncountync.gov>  
Subject: Proposed Group Campground Facility on 777 Grandview Road, Marshall

Dear Commissioner Garrison,

I have lived in or near the city of Asheville since 1964 and in 2010 I found the property and house of my dream in the most beautiful and serene setting off Hidden Pond Hollow in Madison County. I live on a dirt road which I share with 4 other neighbors who I consider family. My views from every angle are woods, water and farmland. I feel like I live in my own little world sharing it with local deer, turkeys, coyotes, songbirds and much more wildlife and stunning landscapes. Madison County is a unique place with a history of long time residents and the few like me who are fortunate to move in and call it home. Very little crime and the comfort of feeling safe is of high value to residents.

I am writing with great concern regarding the group campground proposed for 777 Grandview Rd. It's a very self-serving, money-making, private development that will bring in outsiders that in no way will contribute back to the county or community. I can only see negative impacts on our community such as high volume traffic, light and noise pollution and an overall negative impact on this community's welfare.

In accordance with the Madison County Land Ordinance section 8.5.3 Section C number 4 this development location and character of its use will not be in harmony with this area and our environment. This area is mostly agricultural with roadsides, rolling pastures and wooded areas. Drastically excavating this the land will jeopardize wildlife for sure and create erosion issues. This development will also endanger residents and wildlife health, safety and general welfare which is in violation of 8.5.3 Section C number 1. Proposed plans include septic systems for each campsite within just a couple hundred feet of neighbors and their drinking systems. There will be obvious runoffs from this development during development and during full use once completed that would affect neighboring water systems such as streams, creeks and ponds - which there are several nearby.

Housing developments in this area have steadily increased over the past several years bringing in residents who are committed to this community and ultimately raising the value of all of our homes. A Group Campground development would definitely decrease the value of homes in this area and would deter future home buyers from coming to this area. People do not move out to the county to share the narrow roads with heavy traffic and loud group gatherings that this group campground would bring. This group campground is proposing an event lawn as well, which most likely would host amplified music or other noise affecting neighbors. Transient people would cause safety issues for residents families, kids in particular, who could no longer be let to explore their own neighborhood. Campers bring in alcohol, drugs, parties, and pets that could get loose and other irresponsible behaviors that will greatly affect the welfare of this community.

The peaceful summer nights of sitting outside on our porches for nearby residents will be consumed with noise from campers who most likely will party late at night and loud music from a venue supporting weddings, festivals etc. The many acres that would be destroyed currently are the habitat for deer, turkeys, coyotes, and much other wildlife. This campground would destroy their territory. It doesn't end with just the campground. Across the street is the proposal for the sewer drainage system. So many people in and out, so much destruction from people who don't even live here. So sad to think of. Please do your part to conserve what we can of the mountains and agricultural lands of WNC by starting light here in Madison County. You all have the power to say no to development that does not even benefit the county or community. As a close resident of this property, I fear the many negative impacts of this group campsite.

Thank you for your time and please stand up for what is best for our community and keep Madison County beautiful!

Thank you,

Kelley Klope  
505 Hidden Pond Hollow  
Alexander, NC 28701



Date: Tue, 19 Jan 2021 07:13:09 -0500  
From: tdotlan@madisoncountync.gov  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Re: Special Use Permit: Grand View Group Campground

Please ring me for a moment, when you can.

I am at home waiting on the snow plow, which is now done by Orville English's son, Andy...nice young man.

On either call.

Thanks,  
Terrey

On Jan 18, 2021 11:35 PM, Norris Gentry wrote:

Good evening Kristy. Thank you for reaching out. Take care and stay safe.

Sent from my iPhone

On Jan 18, 2021, at 9:01 PM, Kristy Moeller via BOC wrote:

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 65 tent sites, 5 cabins, and a 3,000 square ft. club house is incongruent with our quality of life and certainly not "in harmony" (LUO, Special para 6.5.3.c.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

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Respectfully Submitted,

Kristina D Moeller  
CH (CO-Res), USA  
198 Hidden Pond Hollow  
Alexander, NC 28701

Date: Thu, 25 Mar 2021 12:12:51 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: mbrooks@brooksea.com, Whit Oliver <dwhittingtonoliver@gmail.com>, Derek Allen <dja@askdawn.com>  
Cc: Norris Gentry <ngentry@madisoncountync.gov>, donnyjoelawattorney@gmail.com, Danny Allen <dallen@madisoncountync.gov>  
Subject: Deadline for Grandview Plan Revisions

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Gentlemen,

As Mark and I have discussed, the current Grandview Campground site plan necessitates parcel setback revisions to be compliant with the Campground Criteria in the Madison County Land Use Ordinance. I had also asked for a Phasing Plan Sheet (that has never been presented to my office, even though many neighbors allude to one), and a revised utility Routing Plan Sheet that corresponds with the revised tent and cabin layout and any revised site plan unit counts, etc.

I had preciously informed Mark last week, that I am forced to require that new site plan materials to be submitted to me by this morning, in order to successfully meet the Deadline Date (i.e. lead times) established by Gannett News for the proper Legal Notices to run in the Madison County Weekly Newspaper "The News Record", and thus meet statutory deadlines for the April 20th Planning Board Public Hearing.

I need to know in the next hour what your decision is, please. I appreciate your cooperation in this request.

Thank you,  
Terrey Dolan

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Date: Tue, 16 Feb 2021 09:22:01 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Geary <ngeary@madisoncountync.gov>  
Cc: Danny Allen <dallen@madisoncountync.gov>  
Subject: FW: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Norris,

I met yesterday with Mr. and Mrs. Chris Lee (wife is Britt)...

They are a new couple who live abutting along the righthand side (southerly) of the Grandview Campground property, currently owned by the Freeman Family. The Lee's only moved in this past August.

The 55 acre total property is under contract to Mr. Whit Oliver, et al for this campground proposal. The additional +/-38 acres lies to the westerly side of Grandview Road.

Currently, only the +/-17 acre portion along the easterly side of Grandview Road has plans submitted in a request for a **Special Use Permit**.

Please reach out to me with any comments.

FYI,

Terrey

-----Original Message-----

From: "Britt Lee"  
Sent: Tuesday, February 16, 2021 8:52am  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,

Thank you for your time yesterday! It was good to finally meet you in person and discuss our concerns with this proposal. To summarize, we do not feel that this area will be zoned priority for farming and low density, can handle such a high density infrastructure/demand project.

We will communicate back to the community that the Grandview project would not be heard at a March Public Hearing and we will stay lined for an April hearing or a date beyond that.

I wanted to provide you with some additional information to add to our file. I am also attaching the Discussion Points I gave you yesterday, that were directly from the developers. Again, please note that these were distributed to the community, and the community does not feel that their concerns are being addressed. I have also attached a few more images showing the amount of residences that surround this proposal, and the narrow road that would be used for the excessive amount of traffic coming in/out of this facility. If you can also add the plans showing how the bank sites will contain their own individual bathrooms and HVAC systems I provided to you yesterday to our file, that would be appreciated as well.

Furthermore, I am attaching the current look at the online petition that over 430 to date have signed in opposition. I would also like for you to know that the community has raised approximately \$3,000.00 and rising, to help with opposition efforts against the developers. There are flyers being distributed throughout the community in opposition and a separate email account called "stopgrandviewcampground@gmail.com" has been created to help facilitate community efforts against this project. If you've been to the area recently, you will also see yard signs along the way in front of numerous residences showing opposition to this project. It has created quite the stir, as you already are aware!

I hope this documentation will help the Planning Board agree that this would be a detrimental project to this area.

If you have any questions, please let me know!

Thank you,

Britt

On Friday, February 5, 2021, 01:13:32 PM EST, tdolan@madisoncountync.gov wrote:

Yes, see you then.

Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Friday, February 5, 2021 1:05pm  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

have on whether the Feb 16th Public Hearing to review the 777 Grandview project will take place?

Thank you!

Britt

On Monday, January 25, 2021, 08:06:38 AM EST, Britt Lee wrote:

Hi Terrey,  
Kindly following up on this. Could we possibly schedule an hour with you this week, perhaps, so we can go through some concerns we have, and hopefully you can answer some questions for us?

We would greatly appreciate it!

Thank you,

Britt Lee

On Wednesday, January 20, 2021, 04:50:28 PM EST, Britt Lee wrote:

Hi Terrey!

I left the documents today with Sylvia for you to receive when you return to the office. Also, Christopher and I would like to set up an app. with you to go through some questions that we have in relation to our own adjoining property with this proposed plan. We've been reviewing the Land Ordinance language and want to ensure we understand the special permit language versus how the layout of the plans for the campground facility we've seen. I think this would be easier if we could do in person so we can look at the plans together? Please let us know when you might have some time available in the next few business days. We would greatly appreciate it!

Thank you,

Britt Lee

On Tuesday, January 19, 2021, 02:35:36 PM EST, tdolan@madisoncountync.gov wrote:

That shall be fine.

Thank you,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Tuesday, January 19, 2021 2:33pm  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee", "Christopher Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Thanks, Terrey! You must have gotten much more snow than we did!

I'll plan to drop them all tomorrow with Ms. Shelton. I have roughly 37 letters that neighbors have entrusted me to deliver, as well as my own, opposing Grandview Group Campground. I'll likely follow up in a more official email. :-)

Thanks,

Britt

On Tuesday, January 19, 2021, 02:06:28 PM EST, tdolan@madisoncountync.gov wrote:

I am working from my home up near the southern portion of Wolf Laurel today (attempting to dig out, still!)

I am not confident of being in the office tomorrow AM. That being said, you may easily drop off any & all collected letters, and hand them to Ms. Sylvia Shelton, our Office Manager tomorrow, when it is convenient for you to do so.

The office address is 9707 US Hwy 25/70, in Suite 5, (Marshall, NC 28753)....my office is down the long hallway on the right, across the hall from the Tax Dept.

A hallway sign says Building Dept, as well as Planning & Zoning.

Hope this helps.

Terrey Dolan

On Jan 19, 2021 1:10 PM, Britt Lee wrote:

Hi Terrey,

Due to the amount of signed letters that I'm receiving from my neighbors, it would be easier for me to hand deliver these directly to you instead of mailing. Can you please let me know if I need to make an appt for this?

Thanks,

Britt Lee

On Wednesday, January 13, 2021, 04:26:46 PM EST, Britt Lee wrote:

Thank you, Terrey! (FYI, the website indicates Jan. 19, 2020, not 2021.) This is good news for us, as we do need to speak to this. For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns.

I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,

Britt

Hi Terrey!

Haha! Well, it's a random holiday our office gave us since they didn't give us MLK day! Yes, we can be there on the 15th at 11am. Yes, across the hall from the Tax Dept at the 5707 building?

Thanks,

Britt

On Friday, February 5, 2021, 12:58:20 PM EST, tdolan@madisoncountync.gov wrote:

Hello Britt,

Yes! Somewhat surprisingly, Madison County is **not closed for President's Day!**

I can meet, say at 11:00 AM on Monday, February 15th, here at our offices, if that works for you? Do you have the location? Please RSVP.

Thanks,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Friday, February 5, 2021 12:12pm  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee", "Christopher Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!

Thank you for responding, and for the information!  
1) Not sure if you are closed for Feb. 15th holiday but if not, we could meet anytime that day. We also have the afternoon of the 16th and 17th open as well, anytime let's say 2:30pm and onward. Would any of these times work for you?  
2) Great information to have! And yes, I agree, in speaking to many of the community who have an interest in this proposal, I do know a fair amount of them do not have zoom meeting capabilities, including some of the adjoining property owners.

Thank you

Britt

On Friday, February 5, 2021, 11:56:27 AM EST, tdolan@madisoncountync.gov wrote:

1) Just let me know when you'd like to meet, and I'll double check my calendar.

2) Secondly, the county is on an "indefinite hold" due to the need to ensure Covid Protocols are met, and until we can get a better understanding on how to proceed with "Public Hearings" where folks are not actually in person, if that is at all appropriate.

FYI, some very recent Judges' rulings, (but not yet in our Superior Court District, to my knowledge,) have allowed for Zoom Public Input. Unfortunately, this county seems to be (unfairly) lacking in the ability to ensure everyone has a fair chance to provide their input, via the lack of internet connection, etc.

That being said, there shall be no further Madison County Planning Board, or Board of Adjustment, Public Hearings scheduled until we can confidently, safely and fairly provide the public with their opportunity to express their opinions on projects seeking their required approvals from these two Boards.

Look forward to hearing back from you.

Best Regards,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Friday, February 5, 2021 11:05am  
To: "tdolan@madisoncountync.gov"  
Cc: "Sylvia Riddle", "Christopher Lee", "Britt Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,

I hope you have had a great week!  
I'm following up on a possible appointment to me, however in the meantime can you please provide me with any update you may

On Wednesday, January 13, 2021, 02:43:48 PM EST, tdolan@madisoncountync.gov wrote:  
Please review the county website in a couple of hours.

In short, the Planning Board Mtg, (and the public hearings) have been postponed until further notice. Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd. Hope this answers your questions for the time being.  
Terrey Dolan

On Jan 13, 2021 2:01 PM, Britt Lee wrote:

Hi Terrey,

I hope you are having a good week this far! I just left you a voicemail however I wanted to follow up via email as well.

We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream. Also, I wanted to see if you had any update on the application from the Hutchens case from 2017. Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.  
Kind regards,  
Brittany Lee  
828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee wrote:

Hi Terrey!

Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting. We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

Thank you,

Brittany

On Monday, January 11, 2021, 03:31:01 PM EST, tdolan@madisoncountync.gov wrote:

First of all, thank you for your comments and input, as well as your available information about the past campground site proposed by Mr. Shawn Hutchens.

Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's Jan. 19th Mtg.

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some possible upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Monday, January 11, 2021 10:53am  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terrey,

Thank you for your time this morning!

For the minutes/information regarding the 2017 case as discussed - The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.

We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors. If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well. Thank you for your time! I look forward to hearing back from you!

Kind regards,  
Brittany Lee  
351 Hidden Pond Hollow  
Alexander, NC 28701  
828-702-4993

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I will plan to mail these letters to you, in light of the delay.  
I will also plan to touch base with you to see about the minutes from the 2017 case.  
Thank you,  
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Also, I wanted to see if you had any update on the application from the Hutchens case from 2017? Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.  
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Sent: Monday, January 11, 2021 10:53am  
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Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

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828-702-4993

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Date: Tue, 16 Feb 2021 09:22:01 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Cc: Danny Allen <dallen@madisoncountync.gov>  
Subject: FW: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Norris,

I met yesterday with Mr. and Mrs. Chris Lee (wife is Britt)...

They are a new couple who live abutting along the right-hand side (southerly) of the Grandview Campground property, currently owned by the Freeman Family. The Lee's only moved in this past August.

The 55 acre total property is under contract to Mr. Whit Oliver, et al for this campground proposal. The additional +/-38 acres lies to the westerly side of Grandview Road.

Currently, only the +/-17 acre portion along the easterly side of Grandview Road has plans submitted in a request for a **Special Use Permit**.

Please reach out to me with any comments,

FYI,

Terry

-----Original Message-----

From: "Britt Lee"  
Sent: Tuesday, February 16, 2021 8:52am  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terry,  
Thank you for your time yesterday! It was good to finally meet you in person and discuss our concerns with this proposal. **In summary, we do not feel that this area, with a second priority for farming and low density, can handle such a high density infrastructure demanding project.**  
We will communicate back to the community that the Grandview project would not be heard at a March Public Hearing and we will stay tuned for an April hearing or a date beyond that.  
I wanted to provide you with some additional information to add to our file. I am also attaching the Discussion Points I gave you yesterday, that were directly from the developers. Again, please note that these were distributed to the community, and the community does not feel that their concerns are being addressed. I have also attached a few more images showing the amount of residences that surround this proposal, and the narrow road that would be used for the excessive amount of traffic coming in/out of this facility. If you can also add the plans showing how the lots sites will contain their own individual bathrooms and HVAC systems I provided to you yesterday to our file, that would be appreciated as well.  
Furthermore, I am attaching the current look at the online petition that over 450 to date have signed in opposition. I would also like for you to know that the community has raised approximately \$3,000.00 and rising, to help with opposition efforts against the developers. There are flyers being distributed throughout the community in opposition and a separate email account called "stopgrandviewcampground@gmail.com" has been created to help facilitate community efforts against this project. If you've been to the area recently, you will also see yard signs along the way in front of numerous residences showing opposition to this project. It has created quite the stir, as you already are aware.  
I hope this documentation will help the Planning Board agree that this would be a detrimental project to this area.  
If you have any questions, please let me know!  
Thank you,  
Britt

On Friday, February 5, 2021, 01:13:32 PM EST, tdolan@madisoncountync.gov wrote:  
Yes, see you then.

Terry Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Friday, February 5, 2021 1:05pm  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Have on whether the Feb 16th Public Hearing to review the 777 Grandview project will take place?

Thank you!

Britt

On Monday, January 25, 2021, 08:05:38 AM EST, Britt Lee wrote:

Hi Terry,

Kindly following up on this. Could we possibly schedule an hour with you this week, perhaps, so we can go through some concerns we have, and hopefully you can answer some questions for us? We would greatly appreciate it!

Thank you,

Britt Lee

On Wednesday, January 20, 2021, 04:50:28 PM EST, Britt Lee wrote:

Hi Terry!

I left the documents today with Sylvia for you to receive when you return to the office. Also, Christopher and I would like to set up an appt with you to go through some questions that we have in relation to our own adjoining property with this proposed plan. We've been reviewing the Land Ordinance language and want to ensure we understand the special permit language versus how the layout of the plans for the campground facility we've seen. I think this would be easier if we could do in person so we can look at the plans together? Please let us know when you might have some time available in the next few business days. We would greatly appreciate it!

Thank you,

Britt Lee

On Tuesday, January 19, 2021, 02:35:38 PM EST, tdolan@madisoncountync.gov wrote:

That shall be fine.

Thank you,

Terry Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Tuesday, January 19, 2021 2:33pm  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee", "Christopher Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Thanks, Terry! You must have gotten much more snow than we did! I'll plan to drop them off tomorrow with Ms. Shelton. I have roughly 37 letters that neighbors have entrusted me to deliver, as well as my own, opposing Grandview Group Campground. I'll likely follow up in a more official email. :-)

Thanks,

Britt

On Tuesday, January 19, 2021, 02:06:28 PM EST, tdolan@madisoncountync.gov wrote:

I am working from my home up near the southern portion of Wolf Laurel today (attempting to dig out, still!)

I am not confident of being in the office tomorrow AM.

That being said, you may easily drop off any & all collected letters, and hand them to Ms. Sylvia Shelton, our Office Manager tomorrow, when it is convenient for you to do so.

The office address is 5707 US Hwy 25/76, in Suite 5, (Marshall, NC 28753),...my office is down the long hallway on the right, across the hall from the Tax Dept.

A hallway sign says Building Dept, as well as Planning & Zoning.

Hope this helps.

Terry Dolan

On Jan 19, 2021 1:10 PM, Britt Lee wrote:

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Thanks,

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I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,

Britt

Hi Terry!

Maha! Well, it's a random holiday our office gave us since they didn't give us MLK day! Yes, we can be there on the 15th at 11am. Yes, across the hall from the Tax Dept at the 5707 building?

Thanks,

Britt

On Friday, February 5, 2021, 12:58:20 PM EST, tdolan@madisoncountync.gov wrote:  
Hello Britt,

Yes! Somewhat surprisingly, Madison County is **not closed for President's Day!**

I can meet, say at **11:00 AM on Monday, February 15th, here at our offices**, if that works for you? Do you have the location?

Please RSVP.

Thanks,

Terry Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Friday, February 5, 2021 12:12pm  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee", "Christopher Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terry!

Thank you for responding, and for the information!  
1) Not sure if you are closed for Feb. 15th holiday but if not, we could meet anytime that day. We also have the afternoon of the 16th and 17th open as well, anytime lets say 2:30pm and onward. Would any of these times work for you?  
2) Great information to have! And yes, I agree, in speaking to many of the community who have an interest in this proposal, I do know a fair amount of them do not have zoom meeting capabilities, including some of the adjoining property owners.

Thank you!

Britt

On Friday, February 5, 2021, 11:56:27 AM EST, tdolan@madisoncountync.gov wrote:

1) Just let me know when you'd like to meet, and I'll double check my calendar.

2) Secondly, the county is on an " **Indefinite Hold** " due to the need to ensure Covid Protocols are met, and until we can get a better understanding on how to proceed with "Public Hearings" where folks are not actually in person, if that is at all appropriate.

FYI, some very recent Judges' rulings, (but not yet in our Superior Court District, to my knowledge) have allowed for Zoom Public input. Unfortunately, this county seems to be (unfairly) lacking in the ability to ensure everyone has a fair chance to provide their input, via the lack of internet connection, etc.

That being said, there shall be no further Madison County Planning Board, or Board of Adjustment, Public Hearings scheduled until we can confidently, safely and fairly provide the public with their opportunity to express their opinions on projects seeking their required approvals from these two Boards.

Look forward to hearing back from you.

Best Regards,

Terry Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Friday, February 5, 2021 11:05am  
To: "tdolan@madisoncountync.gov"  
Cc: "Sylvia Riddle", "Christopher Lee", "Britt Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terry,

I hope you have had a great week!

I'm following up on a possible appointment to me, however in the meantime can you please provide me with any update you may

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Thank you, Terrey! (FYI, the website indicates Jan. 19, 2020, not 2021.) This is good news for us, as we do need to speak to this. For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns.

I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,  
Britt

On Wednesday, January 13, 2021, 02:43:48 PM EST, tdolan@madisoncountync.gov wrote:

Please review the county website in a couple of hours.

In short, the Planning Board Mtg. (and the public hearings) have been postponed until further notice. Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd.

Hope this answers your questions for the time being.  
Terrey Dolan

On Jan 13, 2021 2:01 PM, Britt Lee wrote:

Hi Terrey,

I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.

We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream.

Also, I wanted to see if you had any update on the application from the Hutchens case from 2017. Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

Kind regards,  
Brittany Lee  
828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee wrote:

Hi Terrey!

Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.

We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

Thank you,  
Brittany

On Monday, January 11, 2021, 03:31:01 PM EST, tdolan@madisoncountync.gov wrote:

First of all, thank you for your comments and input, as well as your available information about the past campground site proposed by Mr. Shawn Hutchens.

Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's Jan. 19th Mtg.

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some possible upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terrey,

Thank you for your time this morning!

For the minutes/information regarding the 2017 case as discussed -

The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.

We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors.

If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.

Thank you for your time! I look forward to hearing back from you!

Kind regards,  
Brittany Lee  
351 Hidden Pond Hollow  
Alexander, NC 28701  
828-702-4993



Date: Wed, 20 Jan 2021 13:26:57 -0500  
From: tdolan@madisoncountync.gov  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Re: Derek Allen-attorney representing the Grandview Campground Applicant

Wow! That is an admirable number!

On Jan 20, 2021 1:08 PM, Norris Gentry wrote:  
Hi Terrey, On track for 430 today, Will check in AM, Have a great rest of your day ☺

Sent from my iPhone

On Jan 20, 2021, at 12:54 PM, tdolan@madisoncountync.gov wrote:

Norris,

How's things on the vaccine front?

Stayng warn enough?

To update you,

I just learned (from speaking with him), that Derek Allen is the land use attorney for **both** Grandview and Alaya!

He feels there is a (new) North Carolina Superior Court Judge's ruling (in Asheville), that may allow for alternative hearing processes, in order to go forward (in lieu of in-person testimony) for Local Govt. Public Hearings, due to Covid Safety Protocols.

I asked him to call Donny Laws, who he says he knows, to discuss his position further.

I told him I was hoping to be speaking with Donny on Friday morning, and we may discuss this further with him, then. Hopefully, he can catch Donny prior to our Friday AM call to discuss future public hearing logistics.

FYI,  
Terrey

-----Original Message-----

From: tdolan@madisoncountync.gov  
Sent: Wednesday, January 20, 2021 7:26am  
To: "Norris Gentry"  
Subject: RE: Derek Allen-attorney representing the Grandview Campground Applicant

Understood,  
I shall fill you in later.  
Be safe,  
Terrey

On Jan 20, 2021 7:24 AM, Norris Gentry wrote:

**Good Morning Terrey, I am unavailable today. I am working the Vaccination Clinic at the Fair Grounds. Mr. Allen's offer to share what has been "approved" in Buncombe as "an alternative" is certainly a worthy conversation. We will certainly entertain workable**

**options during this current environment. Take care and stay safe. Talk tomorrow anytime. Have a Great Day.**

From: tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
Sent: Wednesday, January 20, 2021 7:13 AM  
To: Norris Gentry  
Subject: Derek Allen-attorney representing the Grandview Campground Applicant

Norris, good morning!

I wanted to share what Derek Allen shared in regards to this client, Grandview Campground. I was not sure if you got cc'd or not on his response yesterday evening.

Mr. Allen and I are going to have a 10:30 AM call this morning.

I may just 'buy some time' prior to attempting an escape off this hill, and take his call first, prior to coming in.

Thoughts on the call?

Do you wish to be patched in, by any chance?

Terrey

On Jan 19, 2021 5:21 PM, "Derek J. Allen" wrote:

Thank you, Terrey. Do you have some time to discuss this week? Two things, I'd like to discuss:

First, I have had a number of opportunities to engage with local government bodies during COVID times and work out through our NC court system safe alternatives to "fully in-person" meetings. I am happy to share with you the COVID-safe protocols that were recently approved by a Superior Court Judge in a Buncombe County case considering how quasi-judicial hearings should be held during this time. Namely, the process is designed to afford due process for participants, and safety for all.

Second, I know the head of this opposition group well (we've been friends for years). Once I found out there was opposition, and who it was, I reached out to her for a meeting. I was able to speak with her late last week at length, she (and they) had a very, very different idea of what was being proposed. She was comforted and relieved to hear the actual vision and proposal. To that end, we are lining up a meeting to walk the property and a follow up Zoom with all interested parties.

I have good availability tomorrow, Thursday, and Friday, and can work around your schedule. Let me know your availability.

I look forward to working with you.

Derek

**Derek J. Allen**  
ALLEN STAHL + KILBOURNE  
828.412.4026 Direct  
336.339.8993 Mobile  
[www.djka.com](http://www.djka.com)

Date: Wed, 24 Mar 2021 19:57:40 -0400  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Fwd: Re: Whit Oliver, Owner for Grandview Campground Project and Mark Brooks, Engineer for Grandview

Forwarding today's letter from Attorney Rupa Russe.

Hopefully, we can discuss in the AM.

Thank you,  
Terrey

Terrence S. Dolan  
Director of Planning & Zoning  
Madison County  
Office Cell: 828-206-4573  
----- Forwarded message -----  
From: Vickers Russe Law PLLC  
Date: Mar 24, 2021 5:03 PM  
Subject: Re: Whit Oliver, Owner for Grandview Campground Project and Mark Brooks, Engineer for Grandview  
To: tdolan@madisoncountync.gov  
Cc:

Dear Terrey,

Please see attached a copy of the letter I mailed out to you today on behalf of my clients Britt and Christopher Lee. Please let me know if you have any questions, or answers to my question.

Regards,  
Rupa Vickers Russe  
Bar Licensed Attorney, D.C. and N.C.  
(c) 828-380-9522  
Vickers Russe Law, PLLC

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On Thu, Feb 25, 2021 at 12:41 PM [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:  
Rupa,

This what I have for the Grandview Project

Mr. Mark Brooks: (Engineer for Grandview):  
[mbrooks@brooksea.com](mailto:mbrooks@brooksea.com)

Mr. Whit Oliver: (Co-Owner) :  
[dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com)

Attachment: Request2TerminateGrandviewHearing.pdf [application/pdf]

Date: Thu, 17 Dec 2020 17:00:05 -0500  
From: 'tdolan@madisoncountync.gov' <tdolan@madisoncountync.gov>  
To: Stuart Bass <stuart@landofsky.org>  
Cc: dallen@madisoncountync.gov, Norris Gentry <ngentry@madisoncountync.gov>  
Subject: FW: Blackwell Road Proposal

Thank you, Stuart.

I appreciate you taking the time to participate on the call.

I'll be reaching out to Danny Laws, our County attorney, to review the project, and obtain his advise on proceeding with the application.

I'll keep you apprised.

Have a good evening.

Thanks,  
Terrey Dolan

Terrence S. Dolan  
Director of Planning & Zoning  
Madison County  
Office Cell: 828-206-4573

On Dec 17, 2020 4:38 PM, Stuart Bass wrote:

**EYL**

**From:** Stuart Bass  
**Sent:** Friday, October 23, 2020 6:16 PM  
**To:** villar8200@bellsouth.net  
**Cc:** Danny Allen; Norris Gentry  
**Subject:** RE: Zoning questions

A proposed campground project would have to receive approval from the Planning Board. The adjacent property owners would be notified of any meeting.

Any proposal would also require County Health Department approval for well and septic.

With respect to the access and the easement, I'm not sure, but that would certainly be a consideration as part of a review process.

Stuart Bass

**From:** Norris Gentry <ngentry@madisoncountync.gov>  
**Sent:** Wednesday, October 21, 2020 2:28 PM  
**To:** Anita/Alfredo Villar <villar8200@bellsouth.net>; 'Danny Allen' <dallen@madisoncountync.gov>; craigpforth@madisoncountync.gov; msnelson@madisoncountync.gov; 'Matt Wechtel' <mwechtel@madisoncountync.gov>; wvneberg@man2012@gmail.com; mbradley@madisoncountync.gov; 'Donny Laws' <donnyvillalawattorney@gmail.com>  
**Cc:** Stuart Bass <stuart@landofsky.org>  
**Subject:** RE: Zoning questions

**Be Advised:** This email originated from outside Land of Sky

Good afternoon. Thanks for reaching out. I am forwarding your inquiry to our Zoning and Planning Office. They will be in touch. Enjoy this beautiful day.

**From:** Anita/Alfredo Villar <villar8200@bellsouth.net> via BOC [mailto:bo@madisoncountync.gov]  
**Sent:** Wednesday, October 21, 2020 1:58 PM  
**To:** bo@madisoncountync.gov  
**Subject:** Zoning questions

Hello,

I just wanted to bring an item to your attention and ask advice on how to proceed. Myself and my six neighbors live in the Barnard area of Madison County. We live on Blackwell Rd, a small private gravel right of way 8' wide and one lane. Some of our homes are right up against this right of way. Most of us own property on both sides and allow a residential right of way through to the landlocked homes. The road's intent was *always* to be for residential use only. The whole area is zoned RA.

Recently an out of state landowner who purchased property at the end of the roadway, ostensibly to build a retirement home, has offered the property for sale and advertised on the listing in large print "UNRESTRICTED so use the land as you please" (see attached: [https://www.zillow.com/homedetails/Blackwell-Rd-Marshall-NC-28753/2078149530\\_zpid/](https://www.zillow.com/homedetails/Blackwell-Rd-Marshall-NC-28753/2078149530_zpid/)). That is an obvious falsehood if current zoning laws are to be followed. His property is zoned RA as well.

It has come to all the resident's attention that he plans to put some sort of commercial campsite there. An 8' easement through private property to access a commercial venture is unacceptable and in direct contravention of existing zoning for this area. This does not even address the issues of liability, sanitation, trash, noise, alcohol, fire safety, traffic etc.

Please advise us what the procedure is to keep our zoning Residential Agricultural. The potential new owners are very unfriendly and rude to existing residents and have told some of us to "mind our own business" so there is no knowing their final plans or discussing these issues. The current owner has indicated he *knows* he is misleading these people but they seem to think there are "ways around" the zoning issue. I know personally that my property came with Restrictive Covenants that prevent any commercial endeavor or use of tents, RVs etc. and they must pass through this property to get to their property.

So, the questions are-

How closely does the zoning board follow current zoning restrictions?

What forum is there for us to express our opposition this before this is a done deal?

To whose attention do we need to bring this matter in the absence of a current Zoning Director?

Thanks for your attention to this and for keeping Madison County resident-friendly.

Anita Villar

Date: Thu, 15 Oct 2020 07:12:11 -0400  
From: jlist@madisoncountync.gov  
To: ngenry@madisoncountync.gov  
Subject: FW: RV not in a Park

I see you only got one part...

---

**From:** Wallace, D. Karen  
**Sent:** Wednesday, October 14, 2020 4:00 PM  
**To:** Jamie List (jlist@madisoncountync.gov)  
**Subject:** RV not in a Park

GS 130A-335(a) A person owning or controlling a residence, place of business or a place of public assembly shall provide an approved wastewater system. Except as may be allowed under another provision of law, all wastewater from waterusing fixtures and appliances connected to a water supply source shall discharge to the approved wastewater system. A wastewater system may include components for collection, treatment and disposal of wastewater.

15A NCAC 18A .1937 PERMITS

(a) Any person owning or controlling a residence, place of business, or place of public assembly containing water-using fixtures connected to a water supply source shall discharge all wastewater directly to an approved wastewater system permitted for that specific use.

15A NCAC 18A .1949 SEWAGE FLOW RATES FOR DESIGN UNITS

Travel Trailer/Recreational Vehicle Park (With water and sewer hookups) 120 gal/space

The design flow in the rules for an RV is specific to an RV park. See the attached documents for guidance on RVs in a park and outside a park.

Karen

**Karen Wallace**  
Regional Soil Scientist  
Division of Public Health, On-site Water Protection Branch  
North Carolina Department of Health and Human Services

704 930 4889 office/mobile  
[karen.w.wallace@dhs.nc.gov](mailto:karen.w.wallace@dhs.nc.gov)

PO Box 2828, Weaverville, NC 28787  
1642 Mail Service Center  
Raleigh, NC 27699-1642



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Attachment: RV with water.jpg [image/peg]  
Attachment: RV-ParksGuidance-10202017.pdf [application/pdf]

Date: Wed, 17 Mar 2021 16:09:31 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Re: Public Hearing

Yes Sir  
-----Original Message-----  
From: "Norris Gentry"  
Sent: Wednesday, March 17, 2021 4:07pm  
To: tdolan@madisoncountync.gov  
Subject: Re: Public Hearing

Hi. Let's discuss AM[]  
Sent from my iPhone

On Mar 17, 2021, at 3:10 PM, tdolan@madisoncountync.gov wrote:

Any specific way in which I should respond to her highlighted *request*, at this point?  
Terrey

-----Original Message-----  
From: "Norris Gentry"  
Sent: Wednesday, March 17, 2021 2:45pm  
To: tdolan@madisoncountync.gov  
Subject: Re: Public Hearing

Hi, Thanks for the update []  
Sent from my iPhone

On Mar 17, 2021, at 2:16 PM, tdolan@madisoncountync.gov wrote:

Norris,

FYI, I understand from Danny that he believes that Ms. Klope is a Fire Marshall within the City of Asheville.

She is within the " *Opposition Group* " for the Grandview Campground, and was with last night's contingency that attended to see how the Planning Board operates.

I would fully expect her to be strong, vocal member of the opposition at the scheduled April 20th Planning Board Mtg.

Please note her e-mail below, and especially focus on her request for a moratorium that she provided to me.

Likewise, I can not 100% recall if I informed you that Ms. Rupa Russe has told me she is now the attorney representing the Grandview Opposition Group, and she shall be in attendance at the April 20th Hearing.

FYI,  
Terrey

-----Original Message-----  
From: "Kelley Klope"  
Sent: Wednesday, March 17, 2021 1:30pm  
To: "Terrey Dolan"  
Subject: Public Hearing

Terrey,  
It was nice to finally meet you face to face. I do not envy your position, especially right

now, but I am sure you understand how critical your position is to the future of our communities. I am sure I am not alone when I express to you that I was very stressed last night and slept very little. I attended last night's meeting to better understand how these meetings are run, how the process works, and what to expect when I attend a meeting to speak on April 20th regarding the proposed project near my home at 777 Grandview Rd. The best word I have to describe last night is shock. I quickly witnessed developers and attorneys, civil engineers and experts in other fields basically bully the board. It was very apparent many board members were uncomfortable with information being pushed at them while the attorney recited legal jargon that they must follow. Board members seemed unsure legally how to run the meeting and how to handle actual public feedback. This is very unfortunate since it is the people who live here who need to be heard in order to preserve Madison County property.

Terrey, I have a request. I do not know the process to do this, or who makes this decision, but I highly recommend that the **powers to be of Madison County immediately stop all new planning and zoning requests to include special use permits until the land use ordinance is updated.** Word is out to developers and attorneys that Madison County has very few restrictions with lots of loopholes and they are swarming to buy up this land to build ridiculous projects that do not mesh with the harmony of our communities. It is a very sad thing to watch.

Please let me know that you have received this email and your thoughts.

Thanks for all you do,

Kelley Klope  
828-778-4328

Date: Mon, 22 Mar 2021 09:22:55 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: mbrooks@brooksea.com  
Cc: Whit Oliver <dwhit@kongoliver@gmail.com>, Norris Gentry <ngentry@madisoncountync.gov>, Dauny Allen <dallen@madisoncountync.gov>, dommyjellewsattorney@gmail.com  
Subject: Potential Grandview Campground Site Plan Revisions

Mark,

Per our discussion regarding the *Grandview Campground Site Plan*, I need to see any proposed revisions for the project on revised plan sheets by this coming Thursday morning 3/25. You may e-mail the revised Plan Set directly to me.

The *quirk* of the calendar forces me to arrange for, and post the required Legal Notice for the Planning Board Hearing, nearly a week earlier than you'd think, since Madison County's *The News Record* is only a Wednesday *Once a Week* Local Paper. They require nearly a week's notice for preparation of an Ad Submittal, and it seems to just domino from there!

Any and all proposed changes to site planning, documenting and delineating the required 200 feet distance to all property boundary lines, new routing for utility lines, etc, needs to be accomplished for the accuracy of the posted Ad. Obviously, the Legal Notice Ad (to run for two consecutive weeks, on 3/31 and 4/7) has to have the correct information for all proposed facilities, etc.

I'd like to see the **Plan Sheet Note Box** (on Plan Sheet "C-4.0") itemize the entire list of uses, noting the dimensions of all facilities as well, please.

Please call me with any needs.

Thank you,  
Terrey Dolan

Date: Thu, 4 Feb 2021 20:34:08 +0000 (UTC)  
From: Kelley Klope <hl.kelley@yahoo.com>  
To: "craiggoforth@madisoncountync.gov" <craiggoforth@madisoncountync.gov>  
Subject: Proposed Group Campground Facility on 777 Grandview Road, Marshall

Dear Commissioner Goforth,

I have lived in or near the city of Asheville since 1994 and in 2010 I found the property and house of my dreams in the most beautiful and serene setting of Hidden Pond Hollow in Madison County. I live on a dirt road which I share with 4 other neighbors who I consider family. My views from every angle are woods, water and farmland. I feel like I live in my own little world sharing it with local deer, turkey, coyotes, songbirds and much more wildlife and stunning landscapes. Madison County is a unique place with a history of long time residents and the few like me who are fortunate to move in and call it home. Very little crime and the comfort of feeling safe is of high value to residents.

I am willing with great concern regarding the group campground proposed for 777 Grandview Rd. It's a very self-serving, money-making, private development that will bring in outsiders that in no way will contribute back to the county or community. I can only see negative impacts on our community such as high volume traffic, light and noise pollution and an overall negative impact on this community's welfare.

In accordance with the Madison County Land Ordinance section 8.5.3 Section C number 4 this development location and character of its use will not be in harmony with this area and our environment. This area is mostly agricultural with residents, rolling pastures and wooded acres. Drastically excavating this land will jeopardize wildlife for sure and create erosion issues. This development will also endanger residents and wildlife health, safety and general welfare which is in violation of 8.5.3 Section C number 1. Proposed plans include septic systems for each cottage within just a couple hundred feet of neighbors and their septic systems. There will be obvious runoffs from this development during development and during full use once completed that would affect neighboring water systems such as streams, creeks and ponds - which there are several nearby.

Housing developments in this area have steadily increased over the past several years bringing in residents who are committed to this community and ultimately raising the value of all of our homes. A Group Campground development would definitely decrease the value of homes in this area and would deter future home buyers from coming to this area. People do not move out to the county to share the narrow roads with heavy traffic and loud group gatherings that this group campground would bring. This group campground is proposing an event lawn as well, which most likely would host amplified music or other noise affecting neighbors. Transient people would cause safety issues for resident families, kids in particular, who could no longer be let to explore their own neighborhood. Campers bring in alcohol, drugs, parties, and pets that could get loose and other irresponsible behaviors that will greatly affect the welfare of this community.

The peaceful summer nights of sitting outside on our porches for nearby residents will be consumed with noise from campers who most likely will party late at night and loud music from a venue supporting weddings, festivals etc. The many acres that would be destroyed currently are the habitat for deer, turkeys, coyotes, and much other wildlife. This campground would destroy their territory, it doesn't end with just the campground. Across the street is the proposal for the sewer drainage system. So many people in and out, so much distraction from people who don't even live here. So sad to think of, please do your part to conserve what we call the mountains and agricultural lands of WNC by starting right here in Madison County. You all have the power to say no to development that does not even benefit the county or community. As a close resident of this property, I fear the many negative impacts of this group campsite.

Thank you for your time and please stand up for what is best for our community and keep Madison County beautiful!

Thank you,

Kelley Klope  
505 Hidden Pond Hollow  
Alexander, NC 28701

Date: Tue, 23 Feb 2021 13:11:00 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: 'Mark Snelson' <msnelson@madisoncountync.gov>  
Cc: mbradley@madisoncountync.gov  
Subject: FW: Upcoming Madison County Planning Board Mtg's.

Good afternoon Mark. FYI.

From: tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
Sent: Tuesday, February 23, 2021 11:49 AM  
To: donnyjoellawsattorney@gmail.com  
Cc: Norris Gentry  
Subject: Upcoming Madison County Planning Board Mtg's.

Donny,

Good morning.

I wanted to update and advise you in regards to the now scheduled, upcoming Planning Board Meetings for both March and April.

I have come to understand that you do not normally attend these meetings, but I truly believe I need you there for both meetings, as attorneys shall be present at both hearings, to represent both applicants, as well as the public in opposition to two of the projects.

Below is a brief Agenda Summary for your information.

Over the next two months of Planning Board Mtgs., three different Campground Public Hearings, (to request *Special Use Permits* (or *Amendments*) from the Planning Board) shall be scheduled, as follows:

1) **Tuesday, March 16th at 6:30 PM (to be held at the NC Cooperative Extension Office)** will consist of:

**Agenda:**

**A. A *Special Use Permit Amendment*** is being sought for **Paint Rock Farm**; originally approved by the Planning Bd. in Feb 2017.  
*This is the only project (of three) that has not "drawn fire" from the public. It was supposed to be heard back at the Jan. 19th Planning Bd Mtg., but was scheduled to be combined with both the Alaya and the Grandview Campground Projects on that Agenda. The "opposition" was too great in numbers to hold the full agenda safely (i.e. Covid Protocols) in the Courthouse.*

*Thus, a decision was made to indefinitely postpone the Board Mtg.*

**B. Alaya Campground** (Barnard Village Area, off of Blackwell Road (private road).  
*This is a rather small campground project, but the sole vehicular access is along the "private" gravel and pothole-ridden Blackwell Road, which is extremely poor in condition; as is the steep, gravel driveway up to the actual property. The site is a ten Safari-style tent campground. Mr. Derek Allen is the legal representative for the applicant.*

To date, ALL property owners along Blackwell Road have expressed their complete opposition to this commercial campground, citing the conditions of Blackwell Road and the additional vehicular traffic the project will create.

\*\* I know that Mr. Allen shall be attending the public hearing (as of now) on behalf of Alaya, but I do not believe more than 15-20 "opposing" residents will attend the upcoming Planning Board Hearing on March 16th.

2) **Tuesday, April 20th, at 6:30 PM (to be held at the NC Cooperative Extension Office)** will consist of:

**Agenda:** ( *One item* ). It is the only scheduled agenda item, due to the expectation of somewhere between 50-90 opposing residents of the county attending the Public Hearing.

We shall also need to make arrangements for the Madison County Sheriff's Dept. to attend this hearing.

**A. Grandview Campground :**

*Mr. Derek Allen is also the representative Counsel for this +/-55 tent (and five cabin) site campground project.*

*Danny, the neighboring community (surrounding the Grandview Campground) is very well organized, has a Facebook Opposition Group Page, and has also produced an Online Petition Drive, (formed to oppose the approval of the campground by the Madison County Planning Bd.), which, as of yesterday, had over 505 signatures stating their opposition to the project!*

*This scheduled agenda item (alone) was the primary rationale for postponing the Jan. 19th Planning Bd. Mtg., due to the anticipated "massive" turnout.*

*We can speak further as your time allows, but I wanted to "reserve" your time for these next two scheduled Planning Board Hearings.*

Thank You,

Terrey Dolan



Date: Thu, 18 Feb 2021 14:09:08 -0500  
From: Terrence Dolan <tdolan@madisoncountync.gov>  
To: "Derek J. Allen" <dja@asklawnc.com>  
Cc: dallen@madisoncountync.gov, nentry@madisoncountync.gov, wsugg@cdcgo.com, mbrooks@brooksea.com  
Subject: Re: Alaya and Grandview Projects-Upcoming Madison County Planning Bd Hearing Scheduling

Hi Derek...just wanted to make certain that you got my earlier voicemail this morning.

Paint Rock Farm's "Special Use Permit (Amendment)", and Alaya Retreat's Request for a "Special Use Permit" shall go before the Madison County Planning Board at the Regularly Scheduled March 16th Mtg. at 6:30 PM at the NC Cooperative Extension Service Center Office at 6:30 PM.

Note: Alaya Retreat shall be second on the 3/16 Agenda, after the Paint Rock Farm project.

Then, on Tuesday, April 20th, the Grandview Campground shall be the sole agenda item for the April Planning Bd. Mtg. (Same place, same start time at 6:30 PM.)

At both meetings, Covid Protocols shall be strictly adhered to, in terms of seating arrangements, distancing, mandatory facial masks, etc.

Electronic posting ability for any project graphics (to a large screen) is available at the Cooperative Center Conf. Room.  
Please reach out to me with any questions.

Published Legal Notices have been requested through "The News Record" (Weekly Paper for Madison County), starting on 2/24 and published again on 3/3, in fulfillment of the required "14 Day Notice" requirements.

Thank you,

Terrey Dolan

On Feb 18, 2021 10:14 AM, "Derek J. Allen" wrote:

Morning, Terrey! On the Grandview SUP project, if you think it makes sense, we'd be open to a specially set meeting with just the Grandview project on it. My guys are (understandably) eager to get it heard as soon as possible.

Thank you,

Derek

  
**Derek J. Allen**  
*Partner*  
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Thank you,

Derek

Date: Tue, 23 Feb 2021 13:11:00 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: 'Mark Snelson' <msnelson@madisoncountync.gov>  
Cc: mbradley@madisoncountync.gov  
Subject: FW: Upcoming Madison County Planning Board Mtg's.

**Good afternoon Mark. FYI.**

From: tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
Sent: Tuesday, February 23, 2021 11:49 AM  
To: donnyjoellawsattorney@gmail.com  
Cc: Norris Gentry  
Subject: Upcoming Madison County Planning Board Mtg's.

Donny,

Good morning,

I wanted to update and advise you in regards to the the now scheduled, upcoming Planning Board Meetings for both March and April.

I have come to understand that you do not normally attend these meetings, but I truly believe I need you there **for both meetings**, as attorneys shall be present at both hearings, to represent both applicants, as well as the public in opposition to two of the projects.

Below is a brief Agenda Summary for your information.

Over the next two months of Planning Board Mtgs., three different Campground Public Hearings, (to request *Special Use Permits* (or *Amendments*) from the Planning Board) shall be scheduled, as follows:

**1) Tuesday, March 16th at 6:30 PM (to be held at the NC Cooperative Extension Office)** will consist of:

**Agenda:**

**A. A. Special Use Permit Amendment** is being sought for **Paint Rock Farm**; originally approved by the Planning Bd. in Feb 2017.  
This is the only project (of three) that has not "drawn fire" from the public.  
It was supposed to be heard back at the Jan. 19th Planning Bd Mtg., but was scheduled to be combined with both the Alaya and the Grandview Campground Projects on that Agenda.  
The "opposition" was too great in numbers to hold the full agenda **safely** (i.e. Covid Protocols) in the Courthouse.

Thus, a decision was made to indefinitely postpone the Board Mtg.

**B. Alaya Campground** (Barnard Village Area, off of Blackwell Road (private road)).  
This is a rather small campground project, but the sole vehicular access is along the "private" gravel and pothole-ridden Blackwell Road, which is extremely poor in condition; as is the steep, gravel driveway up to the actual property.  
The site is a ten Safari-style tent campground.  
Mr. Derek Allen is the legal representative for the applicant.

To date, ALL property owners along Blackwell Road have expressed their complete opposition to this commercial campground, citing the conditions of Blackwell Road and the additional vehicular traffic the project will create.

\*\* I know that Mr. Allen shall be attending the public hearing (as of now) on behalf of Alaya, but I do not believe more than 15-20 "opposing" residents will attend the upcoming Planning Board Hearing on March 16th.

.....  
**2) Tuesday, April 20th, at 6:30 PM (to be held at the NC Cooperative Extension Office)** will consist of:

**Agenda:** ( One Item ). It is the **only** scheduled agenda item, due to the expectation of somewhere between 50-90 opposing residents of the county attending the Public Hearing.

We shall also need to make arrangements for the Madison County Sherriff's Dept. to attend this hearing.

**A. Grandview Campground** :  
Mr. Derek Allen is **also** the representative Counsel for this +/-55 tent (and five cabin) site campground project.

Donny, the neighboring community (surrounding the Grandview Campground) is **very** well organized, has a **Facebook Opposition Group Page**, and has also produced an Online Petition Drive, (formed to oppose the approval of the campground by the Madison County Planning Bd.), which, as of yesterday, had over 505 signatures stating their opposition to the project!

This scheduled agenda item (alone) was the primary rationale for postponing the Jan. 19th Planning Bd. Mtg., due to the anticipated "massive" turnout.

.....  
We can speak further as your time allows, but I wanted to "reserve" your time for these next two scheduled Planning Board Hearings.

Thank You,

Terrey Dolan

Date: Thu, 25 Mar 2021 12:19:53 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: RE: Deadline for Grandview Plan Revisions

---

Please call me if you have a moment.

Terrey

-----Original Message-----

From: "Norris Gentry"  
Sent: Thursday, March 25, 2021 12:16pm  
To: tdolan@madisoncountync.gov  
Subject: RE: Deadline for Grandview Plan Revisions

**Thanks Terrey.**

From: tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
Sent: Thursday, March 25, 2021 12:13 PM  
To: mbrooks@brooksea.com; Whit Oliver; Derek Allen  
Cc: Norris Gentry; donnyjoellawsattorney@gmail.com; Danny Allen  
Subject: Deadline for Grandview Plan Revisions

Gentlemen,

As Mark and I have discussed, the current Grandview Campground site plan necessitates parcel setback revisions to be compliant with the Campground Criteria in the Madison County Land Use Ordinance. I had also asked for a Phasing Plan Sheet (that has never been presented to my office, even though many neighbors allude to one), and a revised utility Routing Plan Sheet that corresponds with the revised tent and cabin layout and any revised site plan unit counts, etc.

I had previously informed Mark last week, that I am forced to require that new site plan materials to be submitted to me by this morning, in order to successfully meet the Deadline Date (i.e. lead times) established by Gannett News for the proper Legal Notices to run in the Madison County Weekly Newspaper "The News Record", and thus meet statutory deadlines for the April 20th Planning Board Public Hearing.

I need to know in the next hour what your decision is, please, I appreciate your cooperation in this request.

Thank you,  
Terrey Dolan

---

Date: Wed, 24 Feb 2021 13:18:33 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: FW: Re: Grandview Project Proposal Plan Set

FYI...

Terrey

-----Original Message-----

From: "Britt Lee"  
Sent: Wednesday, February 24, 2021 1:15pm  
To: "tdolan@madisoncountync.gov", "Amanda Grode"  
Cc: "Britt Lee"  
Subject: Re: Grandview Project Proposal Plan Set

Hi Terrey,

I would also like to point out that the developers had sent me one revised markup to the original plan a few weeks ago. Although this revised plan markup still remains **completely unsatisfactory** for us and our community (as the markup only removes three tent sites from ONLY our property line and suggests planting a few holly trees as buffers), it is absolutely alarming that nothing new has been submitted by the developers to the board to address the majority of the community concerns based on the discussion we have already had with the developers in late January.

What this tells me is that the developers are only working to pacify the community in a completely deceptive way and this is unacceptable.

At this point, the community is being notified of this deception by the developers, and is being informed of the upcoming April Public Hearing Date. We will continue to organize our speakers, as you and I have previously discussed, as well as work with our attorney to prepare for this hearing.

Thank you for keeping us posted!

Britt Lee

On Wednesday, February 24, 2021, 12:22:12 PM EST, Amanda Grode wrote:

Hi Terrey,

Thanks for sending this. It's very alarming that after months of two-way communication and claims that the neighborhood's concerns matter, the only *binding* plan is the same one that caused our concerns in the first place.

If the developers were to submit a new plan, how far in advance of the meeting would they need to submit it for the zoning board's review? I can't imagine they can come with a new plan the day of the hearing?

Thank you,  
Amanda

On Wed, Feb 24, 2021 at 10:03 AM tdolan@madisoncountync.gov <tdolan@madisoncountync.gov> wrote:

Ms. Grode,

Hope this Plan Set for the Grandview Road Campground successfully opens for you.

To review, this project is tentatively scheduled to be the only project under consideration at the upcoming April 20th Madison County Planning Board Mtg.

Again, the public hearing shall be for the approval by the Board of a " **Special Use Permit** ", under property's current Residential/Agricultural" (R/A) Zoning.

Hope this helps you.

Best Regard,

Terrey Dolan

Wed, 13 Jan 2021 09:29:15 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Morris Gentry <ngentry@madisoncountync.gov>  
Subject: Jared

Spoke at length with Jared and he seems to share my concerns regarding the hearing projects.

Here it now:

A massive crowd may wish to attend, for the two (of the three) projects. Maybe be well over 10, 75, or even more (?) to speak in regards to the Grandview Camping Project and Alaya Campground (Barnard). Jared shared there is a new Facebook Page established for the Grandview Site. I have fielded, since last week, upwards of 35 calls or e-mails from surrounding neighbors (for both projects), and not one positive comment has been received in my office.

Of course, Ms. Cody's current position weighs heavily on me, for any Live Mtgs. in upcoming future.

We presently have no true idea how, once the panels are installed in the Courthouse, how good or acceptable the acoustics and the existing audio equipment will perform for the purposes of next Tuesday's scheduled hearing.

Paul is in the process of personally reaching out to the Planning Board Members to better understand their opinion. I shall keep you posted on the wishes of the Board as soon as I hear back from Mr. Silver.

Teds

Date: Thu, 25 Mar 2021 16:40:33 +0000  
From: "Derek J. Allen" <dja@asklawnc.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: "mbrooks@brooksaa.com" <mbrooks@brooksaa.com>, Whit Oliver <dwhittingtonoliver@gmail.com>, Norris Gentry <ngentry@madisoncountync.gov>, "donnyjoellawsattorney@gmail.com" <donnyjoellawsattorney@gmail.com>, Danny Allen <dallen@madisoncountync.gov>, Whit Oliver <dwhittingtonoliver@gmail.com>, John Albers <albersj@hotmail.com>  
Subject: Re: Deadline for Grandview Plan Revisions

---

Thanks, Terrey.

Please roll this over to the May calendar. That will give us some time to continue discussions with neighbors and work on the site plan.

Best,

Derek

Sent from my iPhone

On Mar 25, 2021, at 12:14 PM, tdolan@madisoncountync.gov wrote:

Gentlemen,

As Mark and I have discussed, the current Grandview Campground site plan necessitates parcel setback revisions to be compliant to be compliant with the Campground Criteria in the Madison County Land Use Ordinance. I had also asked for a Phasing Plan Sheet (that has never been presented to my office, even though many neighbors allude to one), and a revised utility Routing Plan Sheet that corresponds with the revised tent and cabin layout and any revised site plan unit counts, etc.

I had preciously informed Mark last week, that I am forced to require that new site plan materials to be submitted to me by this morning, in order to successfully meet the Deadline Date (i.e. lead times) established by Gannett News for the proper Legal Notices to run in the Madison County Weekly Newspaper "The News Record", and thus meet statutory deadlines for the April 20th Planning Board Public Hearing.

I need to know in the next hour what your decision is, please. I appreciate your cooperation in this request.

Thank you,  
Terrey Dolan

---

Date: Fri, 23 Oct 2020 22:15:46 +0000  
From: Stuart Bass <stuart@landofsky.org>  
To: "villar8200@bellsouth.net" <villar8200@bellsouth.net>  
Cc: Danny Allen <dallen@madisoncountync.gov>, Norris Gentry <ngentry@madisoncountync.gov>  
Subject: RE: Zoning questions

Thanks for your attention to this and for keeping Madison County resident-friendly.

Anita Villar

A proposed campground project would have to receive approval from the Planning Board. The adjacent property owners would be notified of any meeting.

Any proposal would also require County Health Department approval for well and septic.

With respect to the access and the easement, I'm not sure, but that would certainly be a consideration as part of a review process.

*Stuart Bass*

**From:** Norris Gentry  
**Sent:** Wednesday, October 21, 2020 2:28 PM  
**To:** 'Anita/Alfredo Villar'; 'Danny Allen'; craiggoth@madisoncountync.gov; msnelson@madisoncountync.gov; 'Matt Wechtel'; waynebrigman2012@gmail.com; mbradley@madisoncountync.gov; 'Donny Laws'  
**Cc:** Stuart Bass  
**Subject:** RE: Zoning questions

**Be Advised: This email originated from outside Land of Sky**

Good afternoon. Thanks for reaching out. I am forwarding your inquiry to our Zoning and Planning Office. They will be in touch. Enjoy this beautiful day.

**From:** Anita/Alfredo Villar <villar8200@bellsouth.net> via BCC [mailto:bcc@madisoncountync.gov]  
**Sent:** Wednesday, October 21, 2020 1:58 PM  
**To:** bcc@madisoncountync.gov  
**Subject:** Zoning questions

Hello,

I just wanted to bring an item to your attention and ask advice on how to proceed. Myself and my six neighbors live in the Barnard area of Madison County. We live on Blackwell Rd, a small private gravel right of way 8' wide and one lane. Some of our homes are right up against this right of way. Most of us own property on both sides and allow a residential right of way through to the landlocked homes. The road's intent was *always* to be for residential use only. The whole area is zoned RA.

Recently an out of state landowner who purchased property at the end of the roadway, ostensibly to build a retirement home, has offered the property for sale and advertised on the listing in large print "UNRESTRICTED so use the land as you please" (see attached) [https://www.zillow.com/homedetails/Blackwell-Rd-Marshall-NC-28753/2078148550\\_zpid/](https://www.zillow.com/homedetails/Blackwell-Rd-Marshall-NC-28753/2078148550_zpid/). That is an obvious falsehood if current zoning laws are to be followed. His property is zoned RA as well.

It has come to all the resident's attention that he plans to put some sort of commercial campsite there. An 8' easement through private property to access a commercial venture is unacceptable and in direct contravention of existing zoning for this area. This does not even address the issues of liability, sanitation, trash, noise, alcohol, fire safety, traffic etc.

Please advise us what the procedure is to keep our zoning Residential Agricultural. The potential new owners are very unfriendly and rude to existing residents and have told some of us to "mind our own business" so there is no knowing their final plans or discussing these issues. The current owner has indicated he *knows* he is misleading these people but they seem to think there are "ways around" the zoning issue. I know personally that my property came with Restrictive Covenants that prevent any commercial endeavor or use of tents, RVs etc. and they must pass through this property to get to their property.

So, the questions are-  
How closely does the zoning board follow current zoning restrictions?  
What forum is there for us to express our opposition this before this is a done deal?  
To whose attention do we need to bring this matter in the absence of a current Zoning Director?

Date: Mon, 18 Jan 2021 23:35:19 -0500  
From: "Norris Gentry" <ngentry@madisoncountync.gov> via BOC" <bo@madisoncountync.gov>  
To: Kristy Moeller <ckmstrong@yahoo.com>  
Cc: bo@madisoncountync.gov, Terrey Dolan <tdolan@madisoncountync.gov>  
Subject: Re: Special Use Permit: Grand View Group Campground

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Good evening Kristy. Thank you for reaching out. Take care and stay safe.

Sent from my iPhone

On Jan 18, 2021, at 9:01 PM, Kristy Moeller via BOC wrote:

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 65 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUO, Special para 6.3.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D Moeller  
CH (COL-Ret), USA  
188 Hidden Pond Hollow  
Alexander, NC 28701

---



Date: Wed, 20 Jan 2021 07:26:15 -0500  
From: tdolan@madisoncountync.gov  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: RE: Derek Allen-attorney representing the Grandview Campground Applicant

Understood,  
I shall fill you in later.  
Be safe,

Terrey

On Jan 20, 2021 7:24 AM, Norris Gentry wrote:

**Good Morning Terrey. I am unavallable today. I am working the Vaccination Clinic at the Fair Grounds. Mr. Allen's offer to share what has been "approved" in Buncombe as "an alternative" is certainly a worthy conversation. We will certainly entertain workable options during this current environment. Take care and stay safe. Talk tomorrow anytime. Have a Great Day.**

From: tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
Sent: Wednesday, January 20, 2021 7:13 AM  
To: Norris Gentry  
Subject: Derek Allen-attorney representing the Grandview Campground Applicant

Norris, good morning!

I wanted to share what Derek Allen shared in regards to this client, Grandview Campground. I was not sure if you got cc'd or not on his response yesterday evening.

Mr. Allen and I are going to have a 10:30 AM call this morning.

I may just "buy some time" prior to attempting an escape off this hill, and take his call first, prior to coming in.

Thoughts on the call?

Do you wish to be patched in, by any chance?

Terrey

On Jan 19, 2021 5:21 PM, "Derek J. Allen" wrote:

Thank you, Terrey. Do you have some time to discuss this week? Two things, I'd like to discuss:

First, I have had a number of opportunities to engage with local government bodies during COVID times and work out through our NC court system safe alternatives to "July In-prison" meetings. I am happy to share with you the COVID-safe protocols that were recently approved by a Superior Court Judge in a Buncombe County case considering how quasi-judicial hearings should be held during this time. Namely, the process is designed to afford due process for participants, and safety for all.

Second, I know the head of this opposition group well (we've been friends for years). Once I found out there was opposition, and who it was, I reached out to her for a meeting. I was able to speak with her late last week at length. She (and they) had a very, very different idea of what was being proposed. She was comforted and relieved to hear the actual vision and proposal. To that end, we

are lining up a meeting to walk the property and a follow up Zoom with all interested parties.

I have good availability tomorrow, Thursday, and Friday, and can work around your schedule. Let me know your availability.

I look forward to working with you.

Derek

**Derek J. Allen**  
ALLEN STAHL + KILBOURNE  
828.412.4026 Direct  
356.339.9993 Mobile  
DJA@astk.com

Date: Thu, 11 Feb 2021 14:56:38 +0000  
From: "Derek J. Allen" <dja@asklawnc.com>  
To: Norris Gentry <ngentry@madsioncountync.gov>, "tdolan@madsioncountync.gov" <tdolan@madsioncountync.gov>  
Cc: Danny Allen <dallen@madsioncountync.gov>, Clifton Williams <cwilliams@asklawnc.com>, July Laban <jlaban@asklawnc.com>  
Subject: RE: BOA hearings

Yes, thank you, Terrey, for the detailed update! This is very helpful.

Alaya's on-site neighbor meeting is this Saturday. It appears to have much less neighbor concern than the Grandview project. I think it makes sense to put it on the agenda with the Paint Rock project. I assume this hearing will be in March?

On Grandview, we are having individual meetings with all surrounding property owners and will continue to do so over the next two weeks. We will also have a Zoom meeting for the neighbors-at-large towards the end of the month. I strongly believe that the amount of opposition you are seeing on this one is due to the fact that one of the adjoining property owners is a communications professional. It does not appear to me that the vast majority of those sending opposition comments live or own property anywhere near the site.

I will send over any new conditions/revisions to the site plans as we make them in response to neighbor discussions.

In the meantime, please keep me updated on any new developments with these projects and do not hesitate to reach out if I can be helpful in any way.

Thank you!

Derek

**Derek J. Allen**  
**ALLEN STAHL + KILBOURNE**  
828.412.4026 Direct  
336.339.9993 Mobile  
[www.asklawnc.com](http://www.asklawnc.com)  
[dja@asklawnc.com](mailto:dja@asklawnc.com)

From: Norris Gentry  
Sent: Thursday, February 11, 2021 9:46 AM  
To: tdolan@madsioncountync.gov  
Cc: Derek J. Allen ; Danny Allen  
Subject: Re: BOA hearings

Thanks Terrey for the update ☐

Sent from my iPhone

On Feb 11, 2021, at 9:25 AM, [tdolan@madsioncountync.gov](mailto:tdolan@madsioncountync.gov) wrote:

Good morning, Derek,

Yes, there has been continual talk internally, about how to proceed in the "Days of Covid", with future public hearings, in-person vs Zoom-style participation, etc!.

But let me first be clear, the three projects were not on a "BOA" (Board of Adjustments) Agenda. The three projects are(were) on the scheduled and legally-noticed Jan. 19th Planning Board Agenda, to go forward with "Special Use Permit" requests (Under their "Residential/Agricultural" Zoning)

My goal at this time is to proceed with the first applicant, (and existing) "Paint Rock Farm Campground and Event Center" up past Hot Springs, which already has their **Special Use Permit (Feb. 2017)**, but have proposed a significant expansion of their facilities. They will be proceeding, seeking a **Special Use Permit Amendment, from the Madison County Planning Board.**

There have been **zero** questions, calls of inquiry to my office, nor any opposition to this particular project as proposed.

We are considering this agenda item "could" potentially be **married up with one of the other two**

**Derek J. Allen**  
Partner  
**Allen Stahl + Kilbourne**  
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[u=https://www.asklawnc.com/](https://www.asklawnc.com/)  
[dja@asklawnc.com](mailto:dja@asklawnc.com)

Links contained in this email have been replaced. If you click on a link in the email above the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

projects for an upcoming Planning Board Hearing., most likely Alaya due to its earlier submittal date (than Grandview).

As a note of explanation, we have collectively decided to not have both of these other two campground project, (**Alaya and Grandview**), heard at the same Planning Board Meeting. Both projects have drawn so much interest from the neighboring communities. It has been all (strongly) negative, as we have discussed, and we simply can not possibly accommodate the expected general public crowd, in any county facility.

We "may" consider the use of the Ag Extension Office for the next several Planning Board (and Board of Adjustments) hearings, due to the larger size of the facility. FYI, we are actually considering the use of semi-outdoor facilities (at the County Fairgrounds) for future hearings as well. But this will not be entertained as a viable idea until Spring Weather comes in. Obviously, we are still working on site logistics.

I understand from Warren Sugg (Alaya Engineer) that the Alaya applicant is attempting to host a **Sat. (2/13) quasi-Town Hall Mtg.** in an effort to have some community out-reach regarding their project proposal.

I shall await the result of that meeting this coming Saturday, if it does occur. As we discussed, this project has all negative commentary coming into my office, and I expect it to generate a medium-sized contingency to show up for any future Planning Board Hearing.

However, the largest amount of vocal and written criticism is in regards to the Grandview Campground project. I truly expect in excess of 50 folks showing up in opposition to this project, based on the amount of both written and verbal comments my office has received, to date!

I shall bundle up the latest batch of Grandview comment letters, and forward them to the applicant as soon as I can. I am still averaging 2-3 letters a week in full opposition to the project, as currently proposed..

I shall be in touch as soon as we have made any final decisions regarding spaces to hold future public hearings.

I have not heard of any considered revisions to either projects' site plans, to date. If you hear of any changes, please advise your respective clients to reach out to me as soon as possible.

Best Regards,

Terrey Dolan

-----Original Message-----

From: "Derek J. Allen" <dja@asklawnc.com>  
Sent: Wednesday, February 10, 2021 8:50pm  
To: "tdolan@madsioncountync.gov" <tdolan@madsioncountync.gov>  
Cc: "Clifton Williams" <cwilliams@asklawnc.com>, "July Laban" <jlaban@asklawnc.com>  
Subject: BOA hearings

Good evening, Terrey. Have you had any further discussion about when and how the BOA hearing will be held? I plan to call Donny tomorrow to discuss logistics, but didn't want to be duplicative if you have already had those discussions.

FYI - for both Grandview and Alaya, we are moving along with neighbor meetings (both individually and in groups).

Thanks!

Derek

Date: Mon, 22 Mar 2021 08:53:57 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: sheriffharwood@madisoncountync.gov  
Cc: Norris Gentry <ngentry@madisoncountync.gov>, Danny Allen <dallen@madisoncountync.gov>  
Subject: Scheduled Tuesday, April 20th Madison County Planning Board Mtg.

---

Sheriff Harwood,

Good morning,

I am the new Planning and Zoning Director for the county.

Commissioner Gentry just stopped by my office and encouraged me to reach out to you in regards to needed security for the upcoming Planning Board Meeting, slated for April 20th.

We are hoping to find out tonight (at the School Board Mtg.) if they will allow the county to utilize the gymnasium space at the Madison County High School.

A very large crowd ( +/- 100 residents?? ) are potentially attending the 4/20 public hearing on the *Grandview Campground Project* site (located on Grandview Road, on the hillside just below the Grandview Baptist Church.

The *opposition group* is well organized, with an online petition drive opposing the project, with well over 500 signatures by now; and my office has been flooded with protest letters, as well.

I received and now possess a video (that was *cell phone-taken* a couple of weekends back) at a *Q & A Session* with the residents and the Grandview Campground Project Applicant.

One "resident" let his temper get the best of him. I can share this brief video with you, as I believe you should see it. Please kindly let me know.

I shall let you know, after tonight's School Board's deliberations, if they agree to let the county use the gym space on April 20th. The Planning Board will meet at 6:30 PM, and no matter where the public hearing is ultimately held, we shall need the assistance of your office for crowd control.

Thank you kindly for your time. Look forward to meeting you soon.

Best Regards,  
Terrey Dolan

---

Date: Thu, 11 Feb 2021 09:25:58 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: "Derek J. Allen" <dja@asklawnc.com>  
Cc: "Narris Gentry" <ngentry@madisoncountync.gov>, "Danny Allen" <dallen@madisoncountync.gov>  
Subject: RE: BOA hearings

Good morning, Derek.

Yes, there has been continual talk internally, about how to proceed in the "Days of Covid", with future public hearings, in-person vs Zoom-style participation, etc.

But let me first be clear, the three projects were not on a "BOA" (Board of Adjustments) Agenda. The three projects are/ware on the scheduled and legally-noticed Jan. 19th Planning Board Agenda, to go forward with "Special Use Permit" requests (Under their "Residential/Agricultural" Zoning)

My goal at this time is to proceed with the first applicant, (and existing) "Paint Rock Farm Campground and Event Center" up past Hot Springs, which already has their **Special Use Permit (Feb. 2017)**, but have proposed a significant expansion of their facilities. They will be proceeding, seeking a **Special Use Permit Amendment, from the Madison County Planning Board.**

There have been **zero** questions, calls of inquiry to my office, nor any opposition to this particular project as proposed.

We are considering this agenda item "could" potentially be *married up with one of the other two projects for an upcoming Planning Board Hearing*, most likely Alaya due to its earlier submittal date (than Grandview).

As a note of explanation, we have collectively decided to not have both of these other two campground project, (*Alaya and Grandview*), heard at the same Planning Board Meeting. Both projects have drawn so much interest from the neighboring communities. It has been all (strongly) negative, as we have discussed, and we simply can not possibly accommodate the expected general public crowd, in any county facility.

We "may" consider the use of the *Ag Extension Office* for the next several Planning Board (and Board of Adjustments) hearings, due to the larger size of the facility. FYI, we are actually considering the use of semi-outdoor facilities (at the County Fairgrounds) for future hearings as well. But this will not be entertained as a viable idea until Spring Weather comes in. Obviously, we are still working on site logistics.

I understand from Warren Sugg (Alaya Engineer) that the Alaya applicant is attempting to host a **Sat. (2/13) quasi-Town Hall Mtg.**, in an effort to have some community out-reach regarding their project proposal. I shall await the result of that meeting this coming Saturday, if it does occur. As we discussed, this project has all negative commentary coming into my office, and I expect it to generate a *medium-sized* contingency to show up for any future Planning Board Hearing.

However, the largest amount of vocal and written criticism is in regards to the Grandview Campground project. I truly expect in excess of 50 folks showing up in opposition to this project, based on the amount of both written and verbal comments my office has received, to date!

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I shall be in touch as soon as we have made any final decisions regarding spaces to hold future public hearings.

I have not heard of any considered revisions to either projects' site plans, to date. If you hear of any changes, please advise your respective clients to reach out to me as soon as possible.

Best Regards,

Terrey Dolan

-----Original Message-----

From: "Derek J. Allen"  
Sent: Wednesday, February 10, 2021 8:50pm  
To: "tdolan@madisoncountync.gov"  
Cc: "Clifton Williams"; "Judy Laban"  
Subject: BOA hearings

Good evening, Terrey. Have you had any further discussion about when and how the BOA hearing will be held? I plan to call Donny tomorrow to discuss logistics, but didn't want to be duplicative if you have already had those discussions.

FYI - for both Grandview and Alaya, we are moving along with neighbor meetings (both individually and in groups).

Thanks!

Derek



Derek J. Allen

Partner

Allen Stahli + Kilbourne  
20 Town Mountain Road  
Suite 100  
Asheville, NC 28801  
828.432.4026 Direct  
828.254.4778 Main  
336.339.9993 Mobile  
828.254.6646 Fax  
[www.asklawnc.com](http://www.asklawnc.com)  
[dja@asklawnc.com](mailto:dja@asklawnc.com)

Date: Thu, 4 Feb 2021 13:30:12 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: FW: RE: Madison County-Alaya tent site adjoining property owners list

Norris,

What would be your opinion about me attending a **Saturday (2/13) Noon Meeting onsite** with the *Alaya Campground* Applicant **and** the surrounding property owners, to have an outdoor "QA" about the project proposal (like an **Outdoor Town Hall Meeting**)?

In all of my career, I honestly do not recall ever having such a meeting with "opposing forces", outside of the required public hearing process!

In my current capacity, meeting with the applicant, the property owner, the consultant team is ALL fine, in my mind, **OR** the surrounding landowners.....but I'm just not sure about meeting with the combined group, with me being there.. I am not going to referee!

I told the project engineer (Warren Sugg) what my *somewhat* vague concerns are, and told him to go ahead, have the meeting with the collective opposition group, but that I would ask the county leadership first regarding my attendance.

Do we need to bring Donny in, to render an opinion?

Thanks,  
Terrey

-----Original Message-----  
From: "Warren Sugg"  
Sent: Thursday, February 4, 2021 11:32am  
To: "tdolan@madisoncountync.gov"  
Subject: RE: Madison County-Alaya tent site adjoining property owners list

Thanks Terrey. This will be perfect. If you or any other staff would care to attend we plan to meet onsite on Feb 13<sup>th</sup> at 12-1.

Thanks.

Warren M. Sugg, PE  
(828) 252-5388  
168 Patton Avenue Asheville, NC 28801  
[www.cdco.com](http://www.cdco.com)

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From: tdolan@madisoncountync.gov  
Sent: Thursday, February 4, 2021 10:49 AM  
To: Warren Sugg  
Subject: FW: Madison County-Alaya tent site adjoining property owners list

Warren,

This is the *adjoining property owners list* I rec'd from you in early January. (E-mail from you, dated January 4th)

Does this do it for your purposes?

Terrey Dolan

-----Original Message-----

From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Sent: Monday, January 4, 2021 1:17pm  
To: "Sylvia Riddle" <[sshelton@madisoncountync.gov](mailto:sshelton@madisoncountync.gov)>  
Subject: FW: Madison County-Alaya tent site

Subject: FW: Madison County-Alaya tent site

*Alaya Campground* Adjoining Property Owner List.

Thank you,

Terrey

-----Original Message-----

From: "Warren Sugg" <[wsugg@cdco.com](mailto:wsugg@cdco.com)>  
Sent: Monday, January 4, 2021 11:21am  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: "Derek J. Allen" <[dja@asklawnc.com](mailto:dja@asklawnc.com)>, "Charles Alexander" <[cfalexan@gmail.com](mailto:cfalexan@gmail.com)>, "John Whitley" <[alaya@retreatsasheville@gmail.com](mailto:alaya@retreatsasheville@gmail.com)>  
Subject: FW: Madison County-Alaya tent site

Terrey,  
See attached per your request.

Warren M. Sugg, PE  
(828) 252-5388  
168 Patton Avenue Asheville, NC 28801  
[www.cdco.com](http://www.cdco.com)



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From: tdolan@madisoncountync.gov <tdolan@madisoncountync.gov>  
Sent: Monday, January 4, 2021 10:28 AM  
To: Warren Sugg <[wsugg@cdco.com](mailto:wsugg@cdco.com)>  
Subject: A request

Good morning, Warren:

In an effort to save me a bit of time today, would you please resend me the *Adjoining Property List* for the *Alaya Campground* Project, for the upcoming Planning Board Mtg, scheduled for Tuesday, January 19th.

Thank you,

Terrey Dolan

Date: Sat, 13 Mar 2021 13:47:53 -0500  
From: Terrey Dolan <terreydolan58@gmail.com>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Fwd: Residents against proposed campground say it would rob community of its 'peace and quiet' | WLOS

FYI.....Danny alerted me that they ran with the story, even though they did not get a hold of the project attorney, nor the project developer for comment.  
...scheduled for the April 20th Planning Board Meeting.

Terrey

----- Forwarded message -----

From: Terrence Dolan <tdolan@madisoncountync.gov>  
Date: Sat, Mar 13, 2021, 1:42 PM  
Subject: Residents against proposed campground say it would rob community of its 'peace and quiet' | WLOS  
To: <terreydolan58@gmail.com>

<https://wlos.com/news/local/residents-against-proposed-campground-say-it-would-rob-community-of-peace-and-quiet-alexander>

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Date: Mon, 14 Dec 2020 06:29:04 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Fwd: Today...

---

Sent from my iPhone

Begin forwarded message:

From: Norris Gentry  
Date: December 14, 2020 at 8:28:10 AM EST  
To: tdolan@madisoncountync.gov  
Cc: dallen@madisoncountync.gov  
Subject: Re: Today...

Thanks for the update. Have a great day, Please give me a call as you can for a couple of updates []

Sent from my iPhone

On Dec 14, 2020, at 8:22 AM, tdolan@madisoncountync.gov wrote:

Mornin', Denny

It feels as though it is about to snow up here, and the forecast is trying to agree with me. (for this elevation!.....)

That being said, I've got enough work with me to keep me busy from here, TODAY.

I want to try to get a couple of in-house **Consultant/Owner/Developer Meetings** done this week.

- .....one with John Lamphs (Grandview Ave Site)
- one with Warren Sugg (Alaya Project).....
- and perhaps one with Chris Nelson (Point Rock Farm) too.

Is there a better day than others for you to be there for these meetings?

I "may" want to have Stuart Bass sit in, as well.

All of these projects appear to be pent up, and seem to be hoping for a **January Planning Board** position.

I also wish to have a sit down with you this week to review any further needs for the list of **Records Requests**, as we discussed.

Thoughts?

Thanks,  
Terrey

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Date: Wed, 20 Jan 2021 12:54:43 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: RE: Derek Allen-attorney representing the Grandview Campground Applicant

Norris,

How's things on the vaccine front?

Staying warm enough?

To update you, I just learned (from speaking with him), that Derek Allen is the land use attorney **for both** Grandview and Alayal

He feels there is a (new) North Carolina Superior Court Judge's ruling (in Asheville), that may allow for alternative hearing processes, in order to go forward (in lieu of in-person testimony) for Local Govt. Public Hearings, due to Covid Safety Protocols.

I asked him to call Donny Laws, who he says he knows, to discuss his position further.

I told him I was hoping to be speaking with Donny on Friday morning, and we may discuss this further with him, then. Hopefully, he can catch Donny prior to our Friday AM call to discuss future public hearing logistics.

FYI,  
Terrey

-----Original Message-----

From: tdolan@madisoncountync.gov  
Sent: Wednesday, January 20, 2021 7:26am  
To: "Norris Gentry"  
Subject: RE: Derek Allen-attorney representing the Grandview Campground Applicant

Understood.  
I shall fill you in later.  
Be safe.  
Terrey

On Jan 20, 2021 7:24 AM, Norris Gentry wrote:

**Good Morning Terrey. I am unavailable today. I am working the Vaccination Clinic at the Fair Grounds. Mr. Allen's offer to share what has been "approved" in Buncombe as "an alternative" is certainly a worthy conversation. We will certainly entertain workable options during this current environment. Take care and stay safe. Talk tomorrow anytime. Have a Great Day.**

From: tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
Sent: Wednesday, January 20, 2021 7:13 AM  
To: Norris Gentry  
Subject: Derek Allen-attorney representing the Grandview Campground Applicant

Norris, good morning!

I wanted to share what Derek Allen shared in regards to this client, Grandview Campground, I was not sure if you got c'd or not on his response yesterday evening.

Mr. Allen and I are going to have a 10:30 AM call this morning.

I may just "buy some time" prior to attempting an escape off this hill, and take his call first, prior to coming in.

Thoughts on the call?  
Do you wish to be patched in, by any chance?

Terrey

On Jan 19, 2021 5:21 PM, "Derek J. Allen" wrote:  
Thank you, Terrey. Do you have some time to discuss this week? Two things, I'd like to discuss:

First, I have had a number of opportunities to engage with local government bodies during COVID times and work out through our NC court system safe alternatives to "fully in-person" meetings. I am happy to share with you the COVID-safe protocols that were recently approved by a Superior Court Judge in a Duncombe County case considering how quasi-judicial hearings should be held during this time. Namely, the process is designed to afford due process for participants, and safety for all.

Second, I know the head of this opposition group well (we've been friends for years). Once I found out there was opposition, and who it was, I reached out to her for a meeting. I was able to speak with her late last week at length. She (and they) had a very, very different idea of what was being proposed. She was comforted and relieved to hear the actual vision and proposal. To that end, we are lining up a meeting to walk the property and a follow up Zoom with all interested parties.

I have good availability tomorrow, Thursday, and Friday, and can work around your schedule. Let me know your availability.

I look forward to working with you,

Derek

**Derek J. Allen**  
ALLEN STAHL + KILBOURNE  
828-412-4026 Direct  
336-336-9993 Mobile  
[dallen@astk.com](mailto:dallen@astk.com)



Date: Wed, 17 Mar 2021 14:16:35 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: FW: Public Hearing

---

Norris,

FYI, I understand from Danny that he believes that Ms. Klope is a Fire Marshall within the City of Asheville.

She is within the " *Opposition Group* " for the Grandview Campground, and was with last night's contingency that attended to see how the Planning Board operates.

I would fully expect her to be strong, vocal member of the opposition at the scheduled April 20th Planning Board Mtg.

Please note her e-mail below, and especially focus on her request for a moratorium that she provided to me.

Likewise, I can not 100% recall if I informed you that Ms. Rupa Russe has told me she is now the attorney representing the Grandview Opposition Group, and she shall be in attendance at the April 20th Hearing.

FYI,

Terrey

-----Original Message-----

From: "Kelley Klope"  
Sent: Wednesday, March 17, 2021 1:30pm  
To: "Terrey Dolan"  
Subject: Public Hearing

Terrey,

It was nice to finally meet you face to face. I do not envy your position, especially right now, but I am sure you understand how critical your position is to the future of our communities. I am sure I am not alone when I express to you that I was very stressed last night and slept very little. I attended last night's meeting to better understand how these meetings are run, how the process works, and what to expect when I attend a meeting to speak on April 20th regarding the proposed project near my home at 777 Grandview Rd. The best word I have to describe last night is shock. I quickly witnessed developers and attorneys, civil engineers and experts in other fields basically bully the board. It was very apparent many board members were uncomfortable with information being pushed at them while the attorney recited legal jargon that they must follow. Board members seemed unsure legally how to run the meeting and how to handle actual public feedback. This is very unfortunate since it is the people who live here who need to be heard in order to preserve Madison County property.

Terrey, I have a request. I do not know the process to do this, or who makes this decision, but I highly recommend that the **powers to be of Madison County immediately stop all new planning and zoning requests to include special use permits until the land use ordinance is updated.** Word is out to developers and attorneys that Madison County has very few restrictions with lots of loopholes and they are swarming to buy up this land to build ridiculous projects that do not mesh with the harmony of our communities. It is a very sad thing to watch.

Please let me know that you have received this email and your thoughts.

Thanks for all you do,

Kelley Klope  
828-778-4328

---

Date: Tue, 6 Apr 2021 08:15:52 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: FW: Re: Concern about Grandview Road Campground

Good morning...

FYI, just wanted you to see this exchange from yesterday, in regards to the Grandview Campground...albeit, the gentleman referred to us as "Marshall County"....

T.

-----Original Message-----

From: "Roar Ramesh Bjonnes"  
Sent: Monday, April 5, 2021 6:00pm  
To: "tdolan@madisoncountync.gov"  
Subject: Re: Concern about Grandview Road Campground

Dear Mr. Dolan,  
thank you so much for your prompt response. This is very much appreciated. Also, thank you for your further updates on the situation.

One point not mentioned in my previous email is the very likelihood that property values will go down with such a development. Reduced property values are neither positive for the homeowners--most of whom will have most of their hard-earned wealth invested in their property--nor for Marshall county which depends to a great extent on income for its salaries and community services from property taxes. All in all, I do not think this is a wise direction to move in for this community, nor the county as a whole.

Thanks again for listening.

Best wishes,

Roar Bjonnes

On Mon, Apr 5, 2021 at 4:00 PM [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

Mr. Bjonnes,

Thank you for your written comments.

To update, (and hopefully correct the record), only a 17 acre portion of the **overall 55 acre property** (that happens to straddle both sides of Grandview Road) has been submitted for an application to obtain a **Special Use Permit**, to allow for and provide for a group campground on **Residential/Agricultural ("RIA") Zone land**.

I realize there is "word on the street" to potentially build a music venue of some form, on the remaining +/- 38 acres of land, situated across the road from the campground.

As I have spoken to many of the surrounding property owners over the last 3-4 months.

However, it is important to note that Madison County has ~~not~~ rec'd the application for the 17 acre campground, to date.

In fact, the **Grandview Campground Applicant's** scheduled April 20th public hearing has been requested (by the applicant) to be pushed back **until May 18th**, in order to go before the **Madison County Planning Board** for the required **Special Use Permit**.

The public hearing shall be held in the Madison County High School Gymnasium (due to the expected crowd size), if the applicant choses to go forward with the project.

They have not yet provided my office with all of the required plans I have request of the applicant.

Hope this clarifies some of the story for you.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Roar Ramesh Bjonnes" <[rjonnes108@gmail.com](mailto:rjonnes108@gmail.com)>  
Sent: Monday, April 5, 2021 3:12pm  
To: [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)  
Subject: Concern about Grandview Road Campground

Dear Terrence Dolan,

I have come to learn of the plans to develop a campground facility and music venue on Grandview Road in Marshall.

As a neighbor, I live on 141 Katuah Drive (off of South Panhandle and Catawba Rd), which is directly "upstream" from the noise that would be generated from an eventual music venue. And so does another six or seven neighboring houses.  
Since I drive to Weaverville and Asheville nearly every day on Grandview, I am also concerned about the increased traffic this plan will generate. But most of all, I am concerned for the immediate neighbors to this venue. I have talked to them, and they are devastated about the prospect of such a plan and the traffic, noise, light pollution, and extra trash such a development will cause. It will destroy this peaceful community forever. We are not against more housing per se, but we do not support this kind of development.  
Thank you for your time.  
As a public servant, I hope you will do the right thing.  
Best wishes,  
Roar Bjonnes

Date: Thu, 21 Jan 2021 13:22:19 -0500 (EST)  
From: "tdeolan@madisoncountync.gov" <tdeolan@madisoncountync.gov>  
To: donnyjell@attorney@gmail.com  
Cc: Norris Gentry <ngentry@madisoncountync.gov>, Jaime Lunsford <jlunsford@madisoncountync.gov>  
Subject: Confirmation for January 22nd (Friday) 9:00 AM Call

---

Hi Donny,

I have made a few attempts to call your office in the couple of hours, but the phone just keeps ringing.. (no voicemail, etc.).  
I verified the number with Mandy, as well.

I wanted to double check that you can be on a 9:00 AM call tomorrow morning, with Norris, Jaime Lunsford and myself to discuss future aspects of public hearings, the potential use of Zoom, etc. Your insights are very important.

I would suggest that you simply call into Norris' office at 9:00 AM, please.

I had a long call with Attorney Derek Allen (Asheville-based?) the other day, and he said he'd reach out to you to share his perspectives based on a recent Superior Court Judge's ruling dealing with Covid and local govt. public hearing needs.

He stated he knew you.  
Mr. Allen stated he is the outside counsel for both the Grandview Campground and the Alaya Campground Projects that were both scheduled to be heard by the January 19th Madison County Planning Board Agenda (the meeting that we were forced to postpone indefinitely).

I hope you can make the call tomorrow morning.

Please confirm if you get the chance.

Thank you,  
Terrey

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Date: Wed, 10 Mar 2021 11:39:36 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Pastor Kenneth Huffman

---

I remembered what I wanted to mention to you.

The above Pastor called me the other day to vehemently oppose the *Grandview Campground Proposal*.

He has the *Grandview Baptist Church* on top of the ridge above the proposed campground.

Quite concerned about excessive traffic along those tight roads, campsite noise- buffering up against his small church property, etc.

Just an FYI,  
Terrey

---

Date: Mon, 22 Mar 2021 09:33:57 -0400  
From: mbrooks@brooksea.com  
To: tdolan@madisoncountync.gov  
Cc: 'Whit Oliver' <dwhittingtonoliver@gmail.com>, 'Norris Gentry' <ngentry@madisoncountync.gov>, 'Danny Allen' <dallen@madisoncountync.gov>, donnyjoelawson@gmail.com  
Subject: RE: Potential Grandview Campground Site Plan Revisions

---

Thanks Terrey. We will be in touch.

Mark C. Brooks, P.E.  
Brooks Engineering Associates, P.A.  
17 Arlington Street  
Asheville, NC 28801  
(828)232-4700



---

From: tdolan@madisoncountync.gov  
Sent: Monday, March 22, 2021 9:23 AM  
To: mbrooks@brooksea.com  
Cc: Whit Oliver; Norris Gentry; Danny Allen; donnyjoelawson@gmail.com  
Subject: Potential Grandview Campground Site Plan Revisions

Mark,

Per our discussion regarding the **Grandview Campground Site Plan**, I need to see any proposed revisions for the project on revised plan sheets by this coming Thursday morning 3/23. You may e-mail the revised Plan Set directly to me.

The *quirk* of the calendar forces me to arrange for, and post the required Legal Notice for the Planning Board Hearing, nearly a week earlier than you'd think, since Madison County's **The News Record** is only a Wednesday *Once a Week* Local Paper. They require nearly a week's notice for preparation of an Ad Submittal, and it seems to just domino from there!

Any and all proposed changes to site planning, documenting and delineating the required 200 foot distance to all property boundary lines, new routing for utility lines, etc. needs to be accomplished for the accuracy of the posted Ad. Obviously, the Legal Notice Ad (to run for two consecutive weeks, on 3/31 and 4/7) has to have the correct information for all proposed facilities, etc.

I'd like to see the **Plan Sheet Note Box** (on Plan Sheet "C-4.0") **itemize** the entire list of uses, noting the dimensions of all facilities as well, please.

Please call me with any needs.

Thank you,  
Terrey Dolan

---

Date: Tue, 19 Jan 2021 17:14:35 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Cc: Derek Allen <dja@asklaw.com>, Whit Oliver <dwhittingtonoliver@gmail.com>  
Subject: Re: letters and e-mails in Opposition to the Planning Board Approving Grandview Campground

Thanks Terrey, Have a Blessed Evening,

Sent from my iPhone

You may reach out to me as you see the need to, on my office cell at **828-206-4573**.

Best Regards,  
Terrey Dolan  
<777 Grandview Rd - proposed Group Campground>

On Jan 19, 2021, at 5:11 PM, tdolan@madisoncountync.gov wrote:

Mr. Allen,

Good afternoon,

As requested by the applicant, Whit Oliver, I was asked to directly send you any letters/e-mails my office has received in regards to the Grandview Campground Project Application.

There have been numerous letters received by either mine or the County Manager's office in opposition to the Madison County Planning Board granting the required *Special Use Permit* for the *Grandview Campground Project*.

Your client's project, shall be heard before the Madison County Planning Board, at some future point in time. Again, this will be in pursuit of a required "*Special Use Permit*", needed to permit a campground facility, located on lands designated under the the Madison County Zoning Code as "Residential/Agriculture Zoning District" ("R/A").

As you may know, the project was to be heard tonight, January 19th, but the anticipated size of the projected crowd for both this project, (and another smaller, but also somewhat controversial campground project in the village area of Barnard), caused the county to reconsider the practicality of using the Madison County Courthouse in downtown Marshall for the (legally-noticed) Regular Monthly Planning Board Mtg, and having the Board hear the "Noticed" Agenda that had three separate public hearings scheduled for campground-type projects.

That being said, an *indefinite postponement* was warranted and announced on the county's website last Wednesday, January 13th, I also called Mr. Oliver that day to inform him of the issues we were facing.

The anticipated crowd would likely have been overwhelming in my estimate, (perhaps 75-90 people in attendance?), and there is no immediately available (or viable) location large enough to safely to hold such a highly-attended public hearing.

Madison County needs to hold to *Covid Protocols*, that simply would not permit such a large gathering in the courthouse, at this time.

We are focusing our collective efforts this week on reviewing alternative solutions for holding the required public hearings for the referenced Agenda's projects, but I simply do not have a location nor date, as of today to report to you.

Date: Thu, 25 Mar 2021 06:15:11 -0400  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Cc: Donny Laws <donnyjollawattorney@gmail.com>, Mandy Bradley <mbradley@madisoncountync.gov>, Mark Snelson <msnelson@madisoncountync.gov>  
Subject: Re: Whit Oliver, Owner for Grandview Campground Project and Mark Brooks, Engineer for Grandview

Good morning Terrey. Please give me a call on your way or when you get in. I am forwarding the letter to Donny. There is a legal extension for the Legislative mandate. However, we need to move forward ASAP on getting our updates in place. []

Sent from my iPhone

On Mar 24, 2021, at 7:57 PM, tdolan@madisoncountync.gov wrote:

Forwarding today's letter from Attorney Rupa Russe.

Hopefully, we can discuss in the AM.

Thank you,  
Terrey

Terrence S. Dolan  
Director of Planning & Zoning  
Madison County  
Office Cell: 828-206-4573  
----- Forwarded message -----  
From: Vickers Russe Law PLLC  
Date: Mar 24, 2021 5:03 PM  
Subject: Re: Whit Oliver, Owner for Grandview Campground Project and Mark Brooks, Engineer for Grandview  
To: tdolan@madisoncountync.gov  
Cc:

Dear Terrey,

Please see attached a copy of the letter I mailed out to you today on behalf of my clients Britt and Christopher Lee. Please let me know if you have any questions, or answers to my question.

Regards,  
Rupa Vickers Russe  
Bar Licensed Attorney, D.C. and N.C.  
(c) 828-380-9522  
Vickers Russe Law, PLLC

This communication, together with any attachments, may contain information that is confidential, proprietary, legally privileged or otherwise exempt from disclosure. If you are not the intended recipient of this communication, you are hereby notified that the distribution, reading, copying or other use of this communication and any attachments hereto is strictly prohibited. If you have received this in error, please reply immediately to the sender or destroy this communication. Thank you for your cooperation.



On Thu, Feb 25, 2021 at 12:41 PM tdolan@madisoncountync.gov <tdolan@madisoncountync.gov> wrote:

Rupa,

This what I have for the Grandview Project

Mr. Mark Brooks: (Engineer for Grandview):

[mbrooks@brooksea.com](mailto:mbrooks@brooksea.com)

Mr. Whit Oliver: (Co-Owner) :

[dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com)

Date: Tue, 19 Jan 2021 07:14:11 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: Re: Special Use Permit: Grand View Group Campground

Sure. In a few. On with Jesse []

Sent from my iPhone

On Jan 19, 2021, at 7:13 AM, tdolan@madisoncountync.gov wrote:

Please ring me for a moment, when you can.

I am at home waiting on the snow plow, which is now done by Orville English's son, Andy....nice young man.

On either cell.

Thanks,  
Terrey

On Jan 18, 2021 11:35 PM, Norris Gentry wrote:  
Good evening Kristy. Thank you for reaching out. Take care and stay safe.

Sent from my iPhone

On Jan 18, 2021, at 9:01 PM, Kristy Moeller via ROC wrote:

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 65 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUO, Special para 6.5.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D Moeller  
CI (COL-RET) USA  
198 Hidden Pond Hollow  
Alexander, NC 28701



Date: Mon, 18 Jan 2021 23:35:19 -0500  
From: "Morris Gentry <mgentry@madisoncountync.gov> via BOC" <booc@madisoncountync.gov>  
To: Kristy Moeller <kdmsr@yaho.com>  
Cc: booc@madisoncountync.gov, Terrey Dolan <tdolan@madisoncountync.gov>  
Subject: Re: Special Use Permit: Grand View Group Campground

---

Good evening Kristy, Thank you for reaching out. Take care and stay safe.

Sent from my iPhone

On Jan 18, 2021, at 9:01 PM, Kristy Moeller via BOC wrote:

Good evening, gentleman:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 48 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUGO, Special para 8.5.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 100 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not liveat similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D Moeller  
CH (COL-Ret), USA  
198 Hidden Pond Hollow  
Alexander, NC 28701

---

Date: Mon, 18 Jan 2021 23:35:19 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: Kristy Moeller <kdmstrong@yahoo.com>  
Cc: boc@madisoncountync.gov; Terrey Dolean <tdolean@madisoncountync.gov>  
Subject: Re: Special Use Permit: Grand View Group Campground

Good evening Kristy. Thank you for reaching out. Take care and stay safe.

Sent from my iPhone

On Jan 18, 2021, at 9:01 PM, Kristy Moeller via BOC wrote:

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am a 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 68 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUD, Special para 5.5.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D Moeller  
CR (COU-Res), USA  
108 Hidden Pond Hollow  
Alexander, NC 28701

Date: Tue, 23 Feb 2021 13:11:00 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: 'Mark Snelson' <msnelson@madisoncountync.gov>  
Cc: mbradley@madisoncountync.gov  
Subject: FW: Upcoming Madison County Planning Board Mtg's.

Good afternoon Mark. FYI.

From: tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
Sent: Tuesday, February 23, 2021 11:49 AM  
To: donnyjoellawson@gnell.com  
Cc: Norris Gentry  
Subject: Upcoming Madison County Planning Board Mtg's.

Donny,

Good morning.

I wanted to update and advise you in regards to the the now scheduled, upcoming Planning Board Meetings for both March and April.

I have come to understand that you do not normally attend these meetings, but I truly believe I need you there for both meetings, as attorneys shall be present at both hearings, to represent both applicants, as well as the public in opposition to two of the projects.

Below is a brief Agenda Summary for your information.

Over the next two months of Planning Board Mtg's., three different Campground Public Hearings, ( to request *Special Use Permits* (or *Amendments* ) from the Planning Board) shall be scheduled, as follows:

1) **Tuesday, March 16th at 6:30 PM (to be held at the NC Cooperative Extension Office)** will consist of:

**Agenda:**

**A. A *Special Use Permit Amendment* is being sought for *Paint Rock Farm* ; originally approved by the Planning Bd. in Feb 2017.**

*This is the only project (of three) that has not "drawn fire" from the public.*

*It was suppose to be heard back at the Jan. 19th Planning Bd Mtg., but was scheduled to be combined with both the *Alaya* and the *Grandview Campground Projects* on that Agenda.*

*The "opposition" was too great in numbers to hold the full agenda safely (i.e. Covid Protocols) in the Courthouse.*

*Thus, a decision was made to indefinitely postpone the Board Mtg.*

**B. *Alaya Campground* (Barnard Village Area, off of Blackwell Road (private road).**

*This is a rather small campground project, but the sole vehicular access is along the "private" gravel and pothole-ridden Blackwell Road, which is extremely poor in condition; as is the steep, gravel driveway up to the actual property.*

*The site is a ten Safari-style tent campground.*

*Mr. Derek Allen is the legal representative for the applicant.*

*To date, ALL property owners along Blackwell Road have expressed their complete opposition to this commercial campground, citing the conditions of Blackwell Road and the additional vehicular traffic the project will create.*

*\*\* I know that Mr. Allen shall be attending the public hearing (as of now) on behalf of *Alaya*, but I do not believe more than 15-20 "opposing" residents will attend the upcoming Planning Board Hearing on March 16th.*

2) **Tuesday, April 20th, at 6:30 PM (to be held at the NC Cooperative Extension Office)** will consist of:

**Agenda: ( One item ). It is the only scheduled agenda item, due to the expectation of somewhere between 50-100 opposing residents of the county attending the Public Hearing.**

*We shall also need to make arrangements for the Madison County Sheriff's Dept. to attend this hearing.*

**A. *Grandview Campground* :**

*Mr. Derek Allen is also the representative Counsel for this +/-55 tent (and five cabin) site campground project.*

*Donny, the neighboring community (surrounding the *Grandview Campground*) is very well organized, has a **Facebook Opposition Group Page** , and has also produced an *Online Petition Drive* , (formed to oppose the approval of the campground by the Madison County Planning Bd.), which, as of yesterday, had over 505 signatures stating their opposition to the project!*

*This scheduled agenda item (alone) was the primary rationale for postponing the Jan. 19th Planning Bd. Mtg., due to the anticipated "massive" turnout.*

*We can speak further as your time allows, but I wanted to "reserve" your time for these next two scheduled Planning Board Hearings.*

Thank You,

Terrey Dolan

Date: Tue, 19 Jan 2021 22:29:16 -0500 (EST)  
From: "mwechtel@madisoncountync.gov" <mwechtel@madisoncountync.gov>  
To: Nancy Hendrix <nhendrix0208@gmail.com>  
Subject: RE: Grandview Group Campground

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Thank you,

Matt Wechtel  
Madison County Commissioner

-----Original Message-----

From: "Nancy Hendrix"  
Sent: Tuesday, January 19, 2021 2:40pm  
To: boc@madisoncountync.gov  
Cc: mnelson@madisoncountync.gov, calggoforth@madisoncountync.gov, ngenry@madisoncountync.gov,  
michaelgarrison@madisoncountync.gov, mwechtel@madisoncountync.gov, tdolan@madisoncountync.gov  
Subject: Grandview Group Campground

Enclosed is a letter documenting mine and my son's opposition to the proposed campground.

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Date: Thu, 25 Mar 2021 12:16:18 -0400  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: RE: Deadline for Grandview Plan Revisions

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**Thanks Terrey.**

From: tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
Sent: Thursday, March 25, 2021 12:13 PM  
To: mbrooks@brookes.com; Whit Oliver; Derek Allen  
Cc: Norris Gentry; donnyjpellawattorney@gmail.com; Danny Allen  
Subject: Deadline for Grandview Plan Revisions

Gentlemen,

As Mark and I have discussed, the current Grandview Campground site plan necessitates parcel setback revisions to be compliant with the Campground Criteria in the Madison County Land Use Ordinance. I had also asked for a Phasing Plan Sheet (that has never been presented to my office, even though many neighbors allude to one), and a revised utility Routing Plan Sheet that corresponds with the revised tent and cabin layout and any revised site plan unit counts, etc.

I had preciously informed Mark last week, that I am forced to require that new site plan materials to be submitted to me by this morning. In order to successfully meet the Deadline Date (i.e. lead times) established by Gannett News for the proper Legal Notices to run in the Madison County Weekly Newspaper "The News Record", and thus meet statutory deadlines for the April 20th Planning Board Public Hearing,

I need to know in the next hour what your decision is, please. I appreciate your cooperation in this request.

Thank you,  
Terrey Dolan

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Date: Wed, 20 Jan 2021 13:08:47 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Cc: Mark Snelson <msnelson@madisoncountync.gov>, Mandy Bradley <mbradley@madisoncountync.gov>  
Subject: Re: Derek Allen-attorney representing the Grandview Campground Applicant

Hi Terrey. On track for 450 today. Will check in AM. Have a great rest of your day []

Sent from my iPhone

On Jan 20, 2021, at 12:54 PM, tdolan@madisoncountync.gov wrote:

Norris,

How's things on the vaccine front?

Staying warn enough?

To update you, I just learned (from speaking with him), that Derek Allen is the land use attorney **for both** Grandview and Alaya!

He feels there is a (new) North Carolina Superior Court Judge's ruling (in Asheville), that may allow for alternative hearing processes, in order to go forward (in lieu of in-person testimony) for Local Govt. Public Hearings, due to Covid Safety Protocols.

I asked him to call Donny Laws, who he says he knows, to discuss his position further.

I told him I was hoping to be speaking with Donny on Friday morning, and we may discuss this further with him, then. Hopefully, he can catch Donny prior to our Friday AM call to discuss future public hearing logistics.

FYI,  
Terrey

-----Original Message-----

From: tdolan@madisoncountync.gov  
Sent: Wednesday, January 20, 2021 7:26am  
To: "Norris Gentry"  
Subject: RE: Derek Allen-attorney representing the Grandview Campground Applicant

Understood,  
I shall fill you in later.  
Be safe,  
Terrey

On Jan 20, 2021, 7:24 AM, Norris Gentry wrote:

**Good Morning Terrey. I am unavallable today. I am working the Vaccination Clinic at the Fair Grounds. Mr. Allen's offer to share what has been "approved" in Buncombe as "an alternative" is certainly a worthy**

**conversation. We will certainly entertain workable options during this current environment. Take care and stay safe. Talk tomorrow anytime. Have a Great Day.**

From: tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
Sent: Wednesday, January 20, 2021 7:13 AM  
To: Norris Gentry  
Subject: Derek Allen-attorney representing the Grandview Campground Applicant

Norris, good morning!

I wanted to share what Derek Allen shared in regards to this client, Grandview Campground. I was not sure if you got cc'd or not on his response yesterday evening.

Mr. Allen and I are going to have a 10:30 AM call this morning.

I may just "buy some time" prior to attempting an escape off this Hill, and take his call first, prior to coming in.

Thoughts on the call?  
Do you wish to be patched in, by any chance?

Terrey

On Jan 19, 2021 5:21 PM, "Derek J. Allen" wrote:  
Thank you, Terrey, Do you have some time to discuss this week? Two things, I'd like to discuss:

First, I have had a number of opportunities to engage with local government bodies during COVID times and work out through our JNC court system safe alternatives to "fully in-person" meetings. I am happy to share with you the COVID-safe protocols that were recently approved by a Superior Court Judge in a Buncombe County case considering how quasi-judicial hearings should be held during this time. Namely, the process is designed to afford due process for participants, and safety for all.

Second, I know the head of this opposition group well (we've been friends for years). Once I found out there was opposition, and who it was, I reached out to her for a meeting. I was able to speak with her late last week at length. She (and they) had a very, very different idea of what was being proposed. She was comforted and relieved to hear the actual vision and proposal. To that end, we are lining up a meeting to walk the property and a follow up Zoom with all interested parties.

I have good availability tomorrow, Thursday, and Friday, and can work around your schedule. Let me know your availability.

I look forward to working with you.

Derek

**Derek J. Allen**  
ALLEN STAHL + KILBOURNE  
828.412.4026 Direct  
336.339.9993 Mobile  
info@astk.com | astk.com

Date: Tue, 16 Feb 2021 09:25:12 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Cc: Danny Allen, Tallen@madisoncountync.gov  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Thanks Terrey for the update!

Sent from my iPhone

On Feb 16, 2021, at 9:22 AM, tdolan@madisoncountync.gov wrote:

Norris,

I met yesterday with Mr. and Mrs. Chris Lee (wife is Britt)...

They are a new couple who live abutting along the righthand side (southerly) of the Grandview Campground property, currently owned by the Freeman Family. The Lee's only moved in this past August.

The 55 acre total property is under contract to Mr. Whit Oliver, et al for this campground proposal. The additional +/-38 acres lies to the westerly side of Grandview Road.

Currently, only the +/-7 acre portion along the easterly side of Grandview Road has plans submitted in a request for a **Special Use Permit**.

Please reach out to me with any comments,

FYI,

Terrey

-----Original Message-----

From: "Britt Lee"

Sent: Tuesday, February 16, 2021 8:52am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,

Thank you for your time yesterday! It was good to finally meet you in person and discuss our concerns with this proposal. ~~To summarize, we do not feel that this area, with a zoned priority for farming and low density, can justify such a high intensity infrastructure demanding project.~~

We will communicate back to the community that the Grandview project would not be heard at a March Public Hearing and we will stay tuned for an April hearing or a date beyond that.

I wanted to provide you with some additional information to add to our file. I am also attaching the Discussion Points I gave you yesterday, that were directly from the developers. Again, please note that these were distributed to the community, and the community does not feel that their concerns are being addressed. I have also attached a few more images showing the amount of residences that surround this proposal, and the narrow road that would be used for the excessive amount of traffic coming into this facility. If you can also add the plans showing how the tent sites will contain their own individual bathrooms and HVAC systems I provided to you yesterday to our file, that would be appreciated as well.

Furthermore, I am attaching the current look at the online petition that over 450 to date have signed in opposition. I would also like for you to know that the community has raised approximately \$3,000.00 and is planning to help with opposition efforts against the developers. There are flyers being distributed throughout the community in opposition and a separate email account called "stopgrandviewcampground@gmail.com" has been created to help facilitate community efforts against this project. If you've been to the area recently, you will also see yard signs along the way in front of numerous residences showing opposition to this project. It has created quite the stir, as you already are aware!

I hope this documentation will help the Planning Board agree that this would be a detrimental project to this area.

If you have any questions, please let me know!

Thank you,

Britt

On Friday, February 5, 2021, 01:13:32 PM EST, tdolan@madisoncountync.gov wrote:  
Yes, see you then.

Terrey Dolan

Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Friday, February 5, 2021 11:05am

To: "tdolan@madisoncountync.gov"

Cc: "Sylvia Riddle", "Christopher Lee", "Britt Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,

I hope you have had a great week!

I'm following up on a possible appointment to me, however in the meantime can you please provide me with any update you may have on whether the Feb 18th Public Hearing to review the 777 Grandview project will take place?

Thank you!

Britt

On Monday, January 25, 2021, 08:06:38 AM EST, Britt Lee wrote:

Hi Terrey,

Kindly following up on this. Could we possibly schedule an hour with you this week, perhaps, so we can go through some concerns we have, and hopefully you can answer some questions for us?

We would greatly appreciate it!

Thank you,

Britt Lee

On Wednesday, January 20, 2021, 04:50:28 PM EST, Britt Lee wrote:

Hi Terrey,

I left the documents today with Sylvia for you to receive when you return to the office. Also, Christopher and I would like to set up an appointment with you to go through some questions that we have in relation to our own adjoining property with this proposed plan. We've been reviewing the Land Ordinance language and want to ensure we understand the special permit language versus how the layout of the plans for the campground facility we've seen. I think this would be easier if we could do in person so we can look at the plans together. Please let us know when you might have some time available in the next few business days. We would greatly appreciate it!

Thank you,

Britt Lee

On Tuesday, January 19, 2021, 02:35:30 PM EST, tdolan@madisoncountync.gov wrote:

That shall be fine.

Thank you,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Tuesday, January 19, 2021 2:33pm

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee", "Christopher Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Thanks, Terrey! You must have gotten much more snow than we did! I'll plan to drop them off tomorrow with Ms. Shelton. I have roughly 37 letters that neighbors have entrusted me to deliver, as well as my own, opposing Grandview Group Campground. I'll likely follow up in a more official email. :-)

Thanks,

Britt

On Tuesday, January 19, 2021, 02:06:28 PM EST, tdolan@madisoncountync.gov wrote:  
I am working from my home up near the southern portion of Wolf Laurel today (attempting to dig out, still!)

I am not confident of being in the office tomorrow AM. That being said, you may easily drop off any & all collected letters, and hand them to Ms. Sylvia Shelton, our Office Manager tomorrow, when it is convenient for you to do so. The office address is 5707 US Hwy 25/70, In Suite 5, (Marshall, NC 28753),....my office is down the long hallway on the right, across the hall from the Tax Dept. A hallway sign says Building Dept, as well as Planning & Zoning.  
Hope this helps.  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Friday, February 5, 2021 1:05pm

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!

Hi! Well, it's a random holiday our office gave us since they didn't give us MLK day! Yes, we can be there on the 15th at 11am. Yes, across the hall from the Tax Dept at the 5707 building!

Thanks,

Britt

On Friday, February 5, 2021, 12:58:20 PM EST, tdolan@madisoncountync.gov wrote:  
Hello Britt,

Yes! Somewhat surprisingly, Madison County is **not closed for President's Day!**

I can meet, say at **11:00 AM on Monday, February 15th, here at our offices**, if that works for you!

Do you have the location?

Please RSVP.

Thanks,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Friday, February 5, 2021 12:12pm

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee", "Christopher Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!

Thank you for responding, and for the information!  
1) Not sure if you are closed for Feb. 15th holiday but if not, we could meet anytime that day. We also have the afternoon of the 15th and 17th open as well, anytime lets say 2:00pm and onward. Would any of these times work for you?

2) Great information to have! And yes, I agree, in speaking to many of the community who have an interest in this proposal, I do know a fair amount of them do not have zoom meeting capabilities, including some of the adjoining property owners.

Thank you!

Britt

On Friday, February 5, 2021, 11:56:27 AM EST, tdolan@madisoncountync.gov wrote:  
1) Just let me know when you'll like to meet, and I'll double check my calendar.

2) Secondly, the county is on an " **Indefinite Hold** " due to the need to ensure Covid Protocols are met, and until we can get a better understanding on how to proceed with "Public Hearings" where folks are not actually in person, **if that is at all appropriate.**

FYI, some very recent Judges' rulings, ( **but not yet in our Superior Court District, to my knowledge** ) have allowed for Zoom Public Input. Unfortunately, this county seems to be (unfairly) lacking in the ability to ensure everyone has a fair chance to provide their input, via the lack of Internet connection, etc.

That being said, there shall be no further Madison County Planning Board, or Board of Adjustment, Public Hearings scheduled until we can confidently, safely and fairly provide the public with their opportunity to express their opinions on projects seeking their required approvals from these two Boards.

Look forward to hearing back from you.

Best Regards,

On Jan 19, 2021 1:10 PM, Britt Lee wrote:

Hi Terrey,

Due to the amount of signed letters that I'm receiving from my neighbors, it would be easier for me to hand deliver these directly to you instead of mailing. Can you please let me know if I need to make an appt for this?

Thanks,

Britt Lee

On Wednesday, January 13, 2021, 04:26:46 PM EST, Britt Lee wrote:

Thank you, Terrey! (FYI, the website indicates Jan. 19, 2020, not 2021.) This is good news for us, as we do need to speak to this. For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns. I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,

Britt

On Wednesday, January 13, 2021, 02:43:48 PM EST, tdolan@madisoncountync.gov wrote:

Please review the county website in a couple of hours.

In short, the Planning Board Mtg, (and the public hearings) have been postponed until further notice. Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd. Hope this answers your questions for the time being.  
Terrey Dolan

On Jan 13, 2021 2:01 PM, Britt Lee wrote:

Hi Terrey,

I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.

We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream. Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?

Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

Kind regards,

Brittany Lee

828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee wrote:

Hi Terrey!

Thank you for your response. I look forward to hearing about the 2017 case with Mr.

Hutchens, and obtain minutes from that meeting. We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

Thank you,

Brittany

On Monday, January 11, 2021, 03:31:01 PM EST, tdolan@madisoncountync.gov wrote:  
First of all, thank you for your comments and input, as well as your available information about the past campground site proposed by Mr. Shawn Hutchens.

Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's **Jan. 19th Mtg**.

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some **possible** upcoming revisions, pertinent to the January 19th

Hearing process, date, time, etc.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Monday, January 11, 2021 10:53am  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,  
Thank you for your time this morning!  
For the minutes/information regarding the 2017 case as discussed -  
The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.  
We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors.  
If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.

Thank you for your time! I look forward to hearing back from you!  
Kind regards,  
Brittany Lee  
351 Hidden Pond Hollow  
Alexander, NC 28701  
828-702-4993

On Jan 19, 2021 1:10 PM, Britt Lee wrote:

Hi Terry,  
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Hope this answers your questions for the time being.  
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At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some possible upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Monday, January 11, 2021 10:53am  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,  
Thank you for your time this morning!  
For the minutes/information regarding the 2017 case as discussed -  
The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.  
We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors.  
If you have any other information you can provide us, for instance, the purpose of this camp

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Kind regards,  
Brittany Lee  
351 Hidden Pond Hollow  
Alexander, NC 28701  
828-702-4993



Date: Sat, 6 Feb 2021 23:16:40 -0500 (EST)  
From: "mwechtel@madisoncountync.gov" <mwechtel@madisoncountync.gov>  
To: Kelley Klope <h.lskelley@yahoo.com>  
Subject: RE: Proposed Group Campground Facility on 777 Grandview Road, Marshall

Thank you for the information and your perspective on this proposed project.

I appreciate you taking the time to reach out to me/us.

Have a great day,

Matt Wechtel  
Madison County Commissioner

-----Original Message-----

From: "Kelley Klope"  
Sent: Thursday, February 4, 2021 9:36pm  
To: "mwechtel@madisoncountync.gov"  
Subject: Proposed Group Campground Facility on 777 Grandview Road, Marshall

Dear Commissioner Wechtel,

I have lived in or near the city of Asheville since 1994 and in 2010 I found the property and house of my dreams in the most beautiful and serene setting off Hidden Pond Hollow in Watauga County. I live on a dirt road which I share with 4 other neighbors who I consider family. My views from every angle are woods, water and farmland. I feel like I live in my own little world sharing it with local deer, turkey, coyotes, songbirds and much more wildlife and stunning landscapes. Madison County is a unique place with a history of long time residents and the few like me who are fortunate to move in and call it home. Very little crime and the comfort of feeling safe is of high value to residents.

I am writing with great concern regarding the group campground proposed for 777 Grandview Rd. It's a very self-serving, money-making, private development that will bring in outsiders that in no way will contribute back to the county or community. I can only see negative impacts on our community such as high volume traffic, light and noise pollution and an overall negative impact on this community's welfare.

In accordance with the Madison County Land Ordinance section 8.5.3 Section C number 4 this development location and character of its use will not be in harmony with this area and our environment. This area is mostly agricultural with residents, riding pastures and wooded acres. Drastically excavating this land will jeopardize wildlife for sure and create erosion issues. This development will also endanger residents and wildlife health, safety and general welfare which is in violation of 8.5.3 Section C number 1. Proposed plans include septic systems for each campsite within just a couple hundred feet of neighbors and their drinking systems. There will be obvious runoff from this development during development and during full use once completed that would affect neighboring water systems such as streams, cracks and ponds - which there are several nearby.

Housing developments in this area have steadily increased over the past several years bringing in residents who are committed to this community and ultimately raising the value of all of our homes. A Group Campground development would definitely decrease the value of homes in this area and would deter future home buyers from coming to this area. People do not move out to the county to share the narrow roads with heavy traffic and loud group gatherings that this group campground would bring. This group campground is proposing an event lawn as well, which most likely would host amplified music or other noise affecting neighbors. Transient people would cause safety issues for resident families. Kids in particular, who could no longer be let to explore their own neighborhood. Campers bring in alcohol, drugs, parties, and pets that could get loose and their irresponsible behaviors that will greatly affect the welfare of this community.

The peaceful summer nights of sitting outside on our porches for nearby residents will be consumed with noise from campers who most likely will party late at night and loud music from a venue supporting weddings, festivals etc. The many acres that would be destroyed currently are the habitat for deer, turkeys, coyotes, and much other wildlife. This campground would destroy their territory. It doesn't end with just the campground. Across the street is the proposal for the sewer drainage system. So many people in and out, so much destruction from people who don't even live here. So sad to think of. Please do your part to conserve what we care of the mountains and agricultural lands of WNC by starting right here in Madison County. You all have the power to say no to development that does not even benefit the county or community. As a close resident of this property, I fear the many negative impacts of this group campsite.

Thank you for your time and please stand up for what is best for our community and keep Madison County beautiful!

Thank you,

Kelley Klope  
505 Hidden Pond Hollow  
Alexander, NC 28701

Date: Tue, 19 Jan 2021 02:01:32 +0000 (UTC)  
From: "Kristy Moeller <kdmstrom@yahoo.com> via BOC" <boe@madisoncountync.gov>  
To: "boe@madisoncountync.gov" <boe@madisoncountync.gov>  
Subject: Special Use Permit; Grand View Group Campground

---

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 20 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 65 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUD, Special para 8.5.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D Moeller  
CH (COL-Res), USA  
198 Hidden Pond Hollow  
Alexander, NC 28701

---

Date: Wed, 10 Mar 2021 12:06:13 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: Re: Pastor Kenneth Huffman

---

Thanks Terrey ☐

Sent from my iPhone

On Mar 10, 2021, at 11:39 AM, tdolan@madisoncountync.gov wrote:

I remembered what I wanted to mention to you.

The above Pastor called me the other day to vehemently oppose the *Grandview Campground Proposal*.

He has the *Grandview Baptist Church* on top of the ridge above the proposed campground.

Quite concerned about excessive traffic along those tight roads, campsite noise- buffering up against his small church property, etc.

Just an FYI,  
Terrey

---

Date: Tue, 19 Jan 2021 02:01:32 +0000 (UTC)  
From: "Kristy Moeller <kdnastrong@yahoo.com>" via BOC" <booc@madisoncountync.gov>  
To: "booc@madisoncountync.gov" <booc@madisoncountync.gov>  
Subject: Special Use Permit: Grand View Group Campground

---

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 85 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUC, Special para 5.5.3.C.A.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

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Respectfully Submitted,

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CH (COL-Ret), USA  
198 Hidden Pond Hollow  
Alexander, NC 28701

---

Date: Wed, 24 Feb 2021 13:22:10 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: RE: Grandview Project Proposal Plan Set

---

## Thanks Terrey.

**From:** tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
**Sent:** Wednesday, February 24, 2021 1:19 PM  
**To:** Norris Gentry  
**Subject:** FW: Re: Grandview Project Proposal Plan Set

FYI...

Terrey

-----Original Message-----

From: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Sent: Wednesday, February 24, 2021 1:15pm  
To: "tdolan@madisoncountync.gov" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>, "Amanda Grode" <[amandagrode@gmail.com](mailto:amandagrode@gmail.com)>  
Cc: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Subject: Re: Grandview Project Proposal Plan Set

Hi Terrey,  
I would also like to point out that the developers had sent me one revised markup to the original plan a few weeks ago. Although this revised plan markup still remains **completely unsatisfactory** for us and our community (as the markup only removes three tent sites from ONLY our property line and suggests planting a few holly trees as buffers), it is absolutely alarming that nothing new has been submitted by the developers to the board to address the majority of the community concerns based on the discussion we have already had with the developers in late January.  
What this tells me is that the developers are only working to pacify the community in a completely deceptive way and this is unacceptable.  
At this point, the community is being notified of this deception by the developers, and is being informed of the upcoming April Public Hearing Date. We will continue to organize our speakers, as you and I have previously discussed, as well as work with our attorney to prepare for this hearing.  
Thank you for keeping us posted!  
Britt Lee  
On Wednesday, February 24, 2021, 12:22:12 PM EST, Amanda Grode <[amandagrode@gmail.com](mailto:amandagrode@gmail.com)> wrote:  
Hi Terrey,  
Thanks for sending this. It's very alarming that after months of two-way communication and claims that the neighborhood's concerns matter, the only *binding* plan is the same one that caused our concerns in the first place.  
If the developers were to submit a new plan, how far in advance of the meeting would they need to submit it for the zoning board's review? I can't imagine they can come with a new plan the day of the hearing!  
Thank you,  
Amanda

On Wed, Feb 24, 2021 at 10:03 AM [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

Ms. Grode,

Hope this Plan Set for the Grandview Road Campground successfully opens for you. To review, this project is tentatively scheduled to be the only project under consideration at the upcoming April 20th Madison County Planning Board Mtg.  
Again, the public hearing shall be for the approval by the Board of a " **Special Use Permit**", under property's current Residential/Agricultural (RA) Zoning.  
Hope this helps you.  
Best Regards,  
Terrey Dolan

Date: Mon, 15 Feb 2021 14:23:21 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Cc: "Danny Allen" <dallen@madisoncountync.gov>  
Subject: RE: RE: Alaya Retreat - Neighborhood Meeting

## Thanks Terrey. Have a Great evening.

From: tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
Sent: Monday, February 15, 2021 12:54 PM  
To: Norris Gentry  
Cc: Danny Allen  
Subject: FW: RE: Alaya Retreat - Neighborhood Meeting

Norris,

As we discussed, for the Blackwell Road Campground (i.e. Alaya) this morning.

This is the update (see below) this morning, provided by the project engineer, Warren Sugg, reflecting on this past Saturday's "Meet & Greet" they attempted to hold.

I have not yet heard back from Warren, regarding my additional questions I posed to him after reading his 8:08 AM e-mail.

FYI,  
Terrey

-----Original Message-----

From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Sent: Monday, February 15, 2021 9:19am  
To: "Warren Sugg" <wsugg@cdcgo.com>  
Cc: "Derek Allen" <dja@asklawnc.com>, "Charles Alexander" <cfalexan@gmail.com>, cwilliams@asklawnc.com, alayaretreatsasheville@gmail.com  
Subject: RE: Alaya Retreat - Neighborhood Meeting

Goode morning, Warren.

Thank you for the update.

First of all, I was glad to read you all made the formal attempt to reach out to the neighborhood. What was the total count of households represented? I realize the weather may not have been favorable!

The peoples' names you mentioned below are not familiar to me, nor reflected in the large group of other neighbors that have commented, to date. What is their address, if one was provided? Do they reside along Blackwell Road?

As we have discussed, I see the overall *Blackwell Road Access* as a significant issue with your project. As well, the vehicular safety of the long ( +/- .6 mile long ) *steep driveway* up to the campgrounds, is another issue.

Have you and the applicant considered any further commitments for the improvement of Blackwell Road, or the driveway leading up to the site?

Also, I would like for you all to please review any and all Warranty Deeds for the property (past Title Work, etc.) to ensure both the county, (and yourselves) that there is **legal access** for this proposed (commercial) land use?

I feel that the access issue, (not just the physically poor condition of Blackwell Road), may come up in a Planning Board Hearing Process. The applicant will have to attest that there are no issues with legal access.

These are just a few of my thoughts at the moment.

Beast Regards,  
Terrey Dolan

-----Original Message-----

From: "Warren Sugg" <wsugg@cdcgo.com>  
Sent: Monday, February 15, 2021 8:08am  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: "Derek J. Allen" <dja@asklawnc.com>, "Clifton Williams" <cwilliams@asklawnc.com>, "Charles Alexander" <cfalexan@gmail.com>, "John Whitley" <alayaretreatsasheville@gmail.com>  
Subject: Alaya Retreat - Neighborhood Meeting

Good Morning Terrey,  
Just wanted to update you. We conducted the neighborhood meeting on Saturday at the site. We had a couple neighbors and were able to not only walk through the plans with them but also walk the proposed retreat area with them. They were very complimentary of the project and the openness the team has displayed. They were the northwestern neighbor (Sasha Birchenall and Nathan Fowler). Nathan mentioned he had been in the area of the project all his life and certainly seemed to have a great connection to the land and surrounding land owners. We kindly asked for their assistance in getting the word out about the project and what we were able to discuss. Nathan even mentioned he harvest lumber and the clients were able to speak with him about the possibility to partner on needed lumber for this project.

I will let Derek and Clifton add as needed but we would respectfully ask you to push forward with the project on a near future Planning Board meeting, as we feel we have positive feedback from the neighborhood meeting and are confident that we have a great project for consideration.

Thanks.

**Warren M. Sugg, PE, LEED AP**

Civil Design Concepts, P.A. (828) 252-5388  
Office locations: 168 Patton Avenue, Asheville, NC 28801 | 52 Walnut Street – Suite 9 Waynesville, NC 28786  
Mailing address: P.O. Box 5432 Asheville, NC 28813  
[www.cdcgo.com](http://www.cdcgo.com)



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Date: Wed, 24 Feb 2021 15:01:56 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Cc: Mandy Bradley <mbradley@madisoncountync.gov>  
Subject: Re: Planning Board Information

Thanks []

Sent from my iPhone

On Feb 24, 2021, at 3:00 PM, tdolan@madisoncountync.gov wrote:

FYI...

Already mailed out same information to the five (5) *Planning Board Members* that do not possess e-mail addresses (according to our records).

Terrey

-----Original Message-----

From: "tdolan@madisoncountync.gov"  
Sent: Wednesday, February 24, 2021 2:12pm  
To: jdsilver1984@yahoo.com, hen9358@gmail.com, acwyatt1975@gmail.com,  
dannyrice95@yahoo.com  
Subject: Planning Board Information

Lady and Gentlemen,

Hello....You will see some updated information that I wanted to get in your hands as Planning Board Members, as soon as possible.

You will note that only four (out of nine) of our Board Members have reported to me that they have e-mail access. I will be sending the same exact information to our other Board Members, via U.S. today.

To review:

1. Per the attached Legal Notice, (that began its two week run in today's 2/24 edition of *The News Record*), the March Planning Board shall meet on **Tuesday, March 16th, at 6:30 PM, at the NC Cooperative Extension Office, at 258 Carolina Road, Marshall, NC 28753.**

The evening's Agenda shall partially cover two of the three Agenda Items (from the postponed Jan. 18th Planning Board Mtg.) for:

A. *The Paint Rock Farm Camping Facility*, originally approved for their "Special Use Permit" in Feb. 2017. They are now presenting a full "Build-Out" plan, (per our staff request), and requesting an Amendment to their Special Use Permit.

B. Secondly, a new project shall also be on the 3/16 Planning Board Agenda, that was postponed from the January 19th Board Mtg. It is a proposed ten (10) tent site campground project known as "Alaya", (in the Barnard Area), up a long driveway, above and along Blackwell Road.

**NOTE: A full March 16th Agenda Package shall be mailed directly to your listed address by late next week.**

2. Also attached, is a request for *all* Board Members to fill out a *Board Re-Appointment Form*, (if you so wish to be re-appointed). If you have knowledge of the initial start of your term **AND know when your term expires, please provide it to me in an e-mail.**

I apologize, but as many of you know, I have only been with Madison County for just short of three months now, and some of the Board Records are not as they should be. This is an effort by Mandy Bradley and myself to properly reconcile the Board Member Records once and for all, so your cooperation is needed and greatly appreciated. If you know your term on the Planning Board is not expiring within the next couple of months, again, please simply e-mail me with information regarding your term limits.

3. Lastly, please kindly review the *Planning Board Contact List*, for its accuracy for your listed information. If there are revisions or omissions that need to be corrected, please send me an e-mail so we may rectify the Member List.

As a personal note: I look forward to FINALLY being able to meet all of you as a collective group. Some of you have stopped by my office, and welcomed me to the community. My girlfriend Lynn and I are living up in Laurel Cove, south of Wolf Laurel, "Way Up The Hill"....and it is glorious! We both feel truly blessed and thrilled to be in Madison County, and look forward to the beautiful Springtime I keep hearing about. We joke that we have "Our own 270 acre treehouse up on the hill".

If you have any questions, please feel free to reach out to me via e-mail. Hope to see all of you on March 16th.

Thank You and Best Regards,

Terrey Dolan

Date: Tue, 19 Jan 2021 15:06:06 -0500

From: "Norris Gentry" <ngentry@madisoncountync.gov> via BOC" <boe@madisoncountync.gov>  
To: "Nancy Hendrix" <nhendrix0208@gmail.com> via BOC" <boe@madisoncountync.gov>  
Cc: rnsnison@madisoncountync.gov, sreiggoforth@madisoncountync.gov, michaelgarrison@madisoncountync.gov,  
mwechtel@madisoncountync.gov, tdolan@madisoncountync.gov  
Subject: Re: Grandview Group Campground

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Good afternoon Nancy, Thanks for reaching out. Have a Blessed Day. Sent from my iPhone > On Jan 19, 2021, at 2:39 PM, Nancy Hendrix via BOC wrote: > > Enclosed is a letter documenting mine and my son's opposition to the proposed campground. >

---



Date: Tue, 19 Jan 2021 02:01:32 +0000 (UTC)  
From: "Kristy Moeller <kdmstrong@yahoo.com> via BOC" <bo@madisoncountync.gov>  
To: "bo@madisoncountync.gov" <bo@madisoncountync.gov>  
Subject: Special Use Permit: Grand View Group Campground

---

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 28 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 65 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUD, Special para 6.3.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,700 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D Moeller  
CH (COE-ret), USA  
198 Hidden Pond Hollow  
Alexander, NC 28701

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Date: Tue, 6 Apr 2021 08:24:09 -0400  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: Re: Concern about Grandview Road Campground

Thanks Terrey. Have a great day. I am in the Board of E and R most of the day. A quick BOC and then the DSS Board.  
NOTHING SPECIAL ☐

Sent from my iPhone

On Apr 6, 2021, at 8:15 AM, tdolan@madisoncountync.gov wrote:

Good morning...

FYI, just wanted you to see this exchange from yesterday, in regards to the Grandview Campground...albeit, the gentleman referred to us as "Marshall County"...

T.

-----Original Message-----

From: "Roar Ramesh Bjonnes"  
Sent: Monday, April 5, 2021 6:00pm  
To: "tdolan@madisoncountync.gov"  
Subject: Re: Concern about Grandview Road Campground

Dear Mr. Dolan,  
thank you so much for your prompt response. This is very much appreciated. Also, thank you for your further updates on the situation.  
One point not mentioned in my previous email is the very likelihood that property values will go down with such a development. Reduced property values are neither positive for the homeowners--most of whom will have most of their hard-earned wealth invested in their property--nor for **Marshall county** which depends to a great extent on income for its salaries and community services from property taxes. All in all, I do not think this is a wise direction to move in for this community, nor the county as a whole.  
Thanks again for listening.  
Best wishes,  
Roar Bjonnes

On Mon, Apr 5, 2021 at 4:00 PM [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

Mr. Bjonnes,

Thank you for your written comments.

To update, (and hopefully correct the record), only a 17 acre portion of the **overall 55 acre property** (that happens to straddle both sides of Grandview Road) has been submitted for an application to obtain a **Special Use Permit**, to allow for and provide for a group campground on **Residential/Agricultural ("RIA") Zone land**.

I realize there is "ward on the street" to potentially build a music venue of some form, on the remaining +/- 38 acres of land, situated across the road from the campground.  
As I have spoken to many of the surrounding property owners over the last 3-4 months.

However, it is important to note that Madison County has **not** rec'd the application for the 17 acre campground, to date.

In fact, the **Grandview Campground Applicant's** scheduled April 20th public hearing has been requested (by the applicant) to be pushed back **until May 18th**, in order to go before the **Madison County Planning Board** for the required **Special Use Permit**.

The public hearing shall be held in the Madison County High School Gymnasium (due to the expected crowd size). If the applicant chooses to go forward with the project, they have not yet provided my office with all of the required plans I have request of the applicant.

Hope this clarifies some of the story for you.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Roar Ramesh Bjonnes" <[rbjonnes108@gmail.com](mailto:rbjonnes108@gmail.com)>  
Sent: Monday, April 5, 2021 3:12pm  
To: [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)  
Subject: Concern about Grandview Road Campground

Dear Terrence Dolan,

I have come to learn of the plans to develop a campground facility and music venue on Grandview Road in Marshall.  
As a neighbor, I live on 141 Katuah Drive (off of South Panhandle and Catawba Rd), which is directly "upstream" from the noise that would be generated from an eventual music venue. And so does another six or seven neighboring houses.  
Since I drive to Weaverville and Asheville nearly every day on Grandview, I am also concerned about the increased traffic this plan will generate. But most of all, I am concerned for the immediate neighbors to this venue. I have talked to them, and they are devastated about the prospect of such a plan and the traffic, noise, light pollution, and extra trash such a development will cause. It will destroy this peaceful community forever. We are not against more housing per se, but we do not support this kind of development.  
Thank you for your time.  
As a public servant, I hope you will do the right thing.  
Best wishes,  
Roar Bjonnes

Date: Wed, 17 Mar 2021 16:07:36 -0400  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: Re: Public Hearing

Hi. Let's discuss AM]

Sent from my iPhone

On Mar 17, 2021, at 3:10 PM, tdolan@madisoncountync.gov wrote:

Any specific way in which I should respond to her highlighted *request*, at this point?

Terrey

-----Original Message-----

From: "Norris Gentry"  
Sent: Wednesday, March 17, 2021 2:45pm  
To: tdolan@madisoncountync.gov  
Subject: Re: Public Hearing

Hi. Thanks for the update ☐

Sent from my iPhone

On Mar 17, 2021, at 2:16 PM, tdolan@madisoncountync.gov wrote:

Norris,

FYI, I understand from Danny that he believes that Ms. Klope is a Fire Marshall within the City of Asheville.

She is within the " *Opposition Group* " for the Grandview Campground, and was with last night's contingency that attended to see how the Planning Board operates.

I would fully expect her to be strong, vocal member of the opposition at the scheduled April 20th Planning Board Mtg.

Please note her e-mail below, and especially focus on her request for a moratorium that she provided to me.

Likewise, I can not 100% recall if I informed you that Ms. Rupa Russe has told me she is now the attorney representing the Grandview Opposition Group, and she shall be in attendance at the April 20th Hearing.

FYI,  
Terrey

-----Original Message-----

From: "Kelley Klope"  
Sent: Wednesday, March 17, 2021 1:30pm  
To: "Terrey Dolan"  
Subject: Public Hearing

Terrey,  
It was nice to finally meet you face to face. I do not envy your position, especially right now, but I am sure you understand how critical your position is to the future of our communities. I am sure I am not alone when I express to you that I was very stressed last night and slept very little. I attended last night's meeting to better understand how these meetings are run, how the process works, and what to expect when I attend a meeting to speak on April 20th regarding the proposed project near my home at 777 Grandview Rd. The best word I have to describe last night is shock. I quickly witnessed developers and attorneys, civil engineers and experts in other fields basically bully the board. It was very

apparent many board members were uncomfortable with information being pushed at them while the attorney recited legal jargon that they must follow. Board members seemed unsure legally how to run the meeting and how to handle actual public feedback. This is very unfortunate since it is the people who live here who need to be heard in order to preserve Madison County property.

Terrey, I have a request. I do not know the process to do this, or who makes this decision, but I highly recommend that the **powers to be of Madison County immediately stop all new planning and zoning requests to include special use permits until the land use ordinance is updated.** Word is out to developers and attorneys that Madison County has very few restrictions with lots of loopholes and they are swarming to buy up this land to build ridiculous projects that do not mesh with the harmony of our communities. It is a very sad thing to watch.

Please let me know that you have received this email and your thoughts.

Thanks for all you do.

Kelley Klope  
828-778-4328

Date: Wed, 13 Jan 2021 10:05:54 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Fwd: Jared

---

Sent from my iPhone

Begin forwarded message:

From: Norris Gentry  
Date: January 13, 2021 at 9:49:27 AM EST  
To: tdolan@madisoncountync.gov  
Subject: Re: Jared

Hi, Danny my have7@

Sent from my iPhone

On Jan 13, 2021, at 9:45 AM, tdolan@madisoncountync.gov wrote:

No worries..

Please kindly remember, when you get a chance, to provide me with Robert Briggs' contact information (Board of Adjustments).

Thanks,  
Terrey

-----Original Message-----

From: "Norris Gentry"  
Sent: Wednesday, January 13, 2021 9:31am  
To: tdolan@madisoncountync.gov  
Subject: Re: Jared

Thanks for the update []

Sent from my iPhone

On Jan 13, 2021, at 9:29 AM, tdolan@madisoncountync.gov wrote:

Spoke at length with Jared and he seems to share my concerns regarding the hearing prospects.

As I see it now:

- Massive crowd may wish to attend, for the two (of the three) projects. Maybe be well over 50, 75, or even more (!) to speak in regards to the Grandview Camping Project and Alaya Campground (Barnard). Jared shared there is a new Facebook Page established for the Grandview Site. I have fielded, since last week, upwards of 35 calls or e-mails from surrounding neighbors (for both projects), and not one positive comment has been received by my office.

- Of course, Ms. Cody's current position weighs heavily on me, for any Live Mtgs. in upcoming future.

- We presently have no true idea how, once the panels are installed in the Courthouse, how poor or acceptable the acoustics and the existing audio equipment will perform for the purposes of next Tuesday's scheduled hearing.
- Jared is in the process of personally reaching out to the Planning Board Members to better understand their opinion. I shall keep you posted on the wishes of the Board as soon as I hear back from Mr. Silver.

Terrey

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Date: Wed, 13 Jan 2021 09:49:27 -0500  
From: Norris Gentry <n.gentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: Re: Jared

Hi, Daniny my have?@

Sent from my iPhone

On Jan 13, 2021, at 9:45 AM, tdolan@madisoncountync.gov wrote:

No worries..

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Thanks,  
Terrey

-----Original Message-----

From: "Norris Gentry"  
Sent: Wednesday, January 13, 2021 9:31am  
To: tdolan@madisoncountync.gov  
Subject: Re: Jared

Thanks for the update []

Sent from my iPhone

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- Of course, Ms. Cody's current position weighs heavily on me, for any Live Mtgs. in upcoming future.
- We presently have no true idea how, once the panels are installed in the Courthouse, how poor or acceptable the acoustics and the existing audio equipment will perform for the purposes of next Tuesday's scheduled hearing.
- Jared is in the process of personally reaching out to the Planning Board Members to better understand their opinion. I shall keep you posted on the wishes of the Board as soon as I hear back from Mr. Silver.

Terrey

Date: Tue, 19 Jan 2021 02:01:32 +0000 (UTC)  
From: "Kristina D Moeller <kdmstrong@yahoo.com>" via BOC <booc@madisoncountync.gov>  
To: "booc@madisoncountync.gov" <booc@madisoncountync.gov>  
Subject: Special Use Permit: Grand View Group Campground

---

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 65 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LJO, Special para 8.3.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D Moeller  
CM (COL-Ret), USA  
195 Hidden Pond Hollow  
Alexander, NC 28701

---

Date: Mon, 18 Jan 2021 23:35:19 -0500

From: "Norris Gentry <ngentry@madisoncountync.gov> via BOC" <booc@madisoncountync.gov>

To: Kristy Moeller <kdmstron@yahoo.com>

Cc: booc@madisoncountync.gov; Terrey Dulan <tdulan@madisoncountync.gov>

Subject: Re: Special Use Permit: Grand View Group Campground

Good evening Kristy, Thank you for reaching out, Take care and stay safe.

Sent from my iPhone

On Jan 18, 2021, at 9:01 PM, Kristy Moeller via BOC wrote:

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 65 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUC, Special para 8.5.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D Moeller  
CH (COL-Ret), USA  
188 Hidden Pond Hollow  
Alexander, NC 28701

Date: Tue, 19 Jan 2021 00:08:11 -0500  
From: Norris Gentry <n.gentry@madisoncountync.gov>  
To: Mandy Bradley <mbradley@madisoncountync.gov>  
Subject: Fwd: Special Use Permit: Grand View Group Campground

---

Sent from my iPhone

Begin forwarded message:

**From:** "Norris Gentry via BOC"  
**Date:** January 18, 2021 at 11:35:23 PM EST  
**To:** Kristy Moeller  
**Cc:** boc@madisoncountync.gov, Terrey Dolan  
**Subject:** Re: **Special Use Permit: Grand View Group Campground**

Good evening Kristy. Thank you for reaching out. Take care and stay safe.

Sent from my iPhone

On Jan 18, 2021, at 9:01 PM, Kristy Moeller via BOC wrote:

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

**First, a brief introduction:** I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

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A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

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I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D Moeller  
CH (COL-Reg), USA  
198 Hidden Pond Hollow  
Alexander, NC 28701

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Date: Mon, 18 Jan 2021 23:35:19 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: Kristy Moeller <kdmstrong@yahoo.com>  
Cc: boc@madisoncountync.gov, Terrey Dolan <tdolan@madisoncountync.gov>  
Subject: Re: Special Use Permit: Grand View Group Campground

---

Good evening Kristy, Thank you for reaching out. Take care and stay safe.

Sent from my iPhone

On Jan 18, 2021, at 9:01 PM, Kristy Moeller via BOC wrote:

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am a 28 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

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A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

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Respectfully Submitted,

Kristina D Moeller  
CH (COI-Res), USA  
128 Hidden Pond Hollow  
Alexander, NC 28701

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Date: Mon, 22 Mar 2021 09:11:37 -0400  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
cc: SheriffHarwood@madisoncountync.gov, Danny Allen <dallen@madisoncountync.gov>  
Subject: Re: Scheduled Tuesday, April 20th Madison County Planning Board Mtg.

---

Thanks Terrey ☺

Sent from my iPhone

On Mar 22, 2021, at 8:53 AM, tdolan@madisoncountync.gov wrote:

Sheriff Harwood,

Good morning,

I am the new Planning and Zoning Director for the county.

Commissioner Gentry just stopped by my office and encouraged me to reach out to you in regards to needed security for the upcoming Planning Board Meeting, slated for April 20th.

We are hoping to find out tonight (at the School Board Mtg.) if they will allow the county to utilize the gymnasium space at the Madison County High School.

A very large crowd ( +/- 100 residents?? ) are potentially attending the 4/20 public hearing on the **Grandview Campground Project** site (located on Grandview Road, on the hillside just below the Grandview Baptist Church).

The *opposition group* is well organized, with an online petition drive opposing the project, with well over 500 signatures by now; and my office has been flooded with protest letters, as well.

I received and now possess a video (that was *cell phone-taken* a couple of weekends back) at a *Q & A Session* with the residents and the Grandview Campground Project Applicant.

One "resident" let his temper *get the best of him*. I can share this brief video with you, as I believe you should see it.  
Please kindly let me know.

I shall let you know, after tonight's School Board's deliberations, if they agree to let the county use the gym space on April 20th.  
The Planning Board will meet at 6:30 PM, and no matter where the public hearing is ultimately held, we shall need the assistance of your office for crowd control.

Thank you kindly for your time. Look forward to meeting you soon.

Best Regards,  
Terrey Dolan

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Date: Tue, 23 Feb 2021 13:11:00 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: 'Mark Snelson' <msnelson@madisoncountync.gov>  
Cc: miradley@madisoncountync.gov  
Subject: FW: Upcoming Madison County Planning Board Mtg's.

**Good afternoon Mark. FYI.**

From: tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
Sent: Tuesday, February 23, 2021 11:49 AM  
To: donnyjoellawson@gmail.com  
Cc: Norris Gentry  
Subject: Upcoming Madison County Planning Board Mtg's.

Donny,

Good morning,

I wanted to update and advise you in regards to the the now scheduled, upcoming Planning Board Meetings for both March and April.

I have come to understand that you do not normally attend these meetings, but I truly believe I need you there **for both meetings**, as attorneys shall be present at both hearings, to represent both applicants, as well as the public in opposition to two of the projects.

Below is a brief Agenda Summary for your information.

Over the next two months of Planning Board Mtgs., three different Campground Public Hearings, ( to request *Special Use Permits* (or *Amendments* ) from the Planning Board) shall be scheduled, as follows:

**1) Tuesday, March 16th at 6:30 PM (to be held at the NC Cooperative Extension Office)** will consist of:

**Agenda:**

**A. A Special Use Permit Amendment** is being sought for **Paint Rock Farm** ; originally approved by the Planning Bd. in Feb 2017.

*This is the only project (of three) that has not "drawn fire" from the public. It was suppose to be heard back at the Jan. 19th Planning Bd Mtg., but was scheduled to be combined with both the Alaya and the Grandview Campground Projects on that Agenda. The "opposition" was too great in numbers to hold the full agenda safely (i.e. Covid Protocols) in the Courthouse.*

*Thus, a decision was made to indefinitely postpone the Board Mtg.*

**B. Alaya Campground** (Barnard Village Area, off of Blackwell Road (private road).

*This is a rather small campground project, but the sole vehicular access is along the "private" gravel and pothole-ridden Blackwell Road, which is extremely poor in condition; as is the steep, gravel driveway up to the actual property.*

*The site is a ten Safari-style tent campground. Mr. Derek Allen is the legal representative for the applicant.*

*To date, ALL property owners along Blackwell Road have expressed their complete opposition to this commercial campground, citing the conditions of Blackwell Road and the additional vehicular traffic the project will create.*

*\*\* I know that Mr. Allen shall be attending the public hearing (as of now) on behalf of Alaya, but I do not believe more than 15-20 "opposing" residents will attend the upcoming Planning Board Hearing on March 16th.*

**2) Tuesday, April 20th, at 6:30 PM (to be held at the NC Cooperative Extension Office)** will consist of:

**Agenda:** ( *One Item* ). It is the only scheduled agenda item, *due to the expectation of somewhere between 50-90 opposing residents of the county attending the Public Hearing.*

*We shall also need to make arrangements for the Madison County Sheriff's Dept. to attend this hearing.*

**A. Grandview Campground :**

*Mr. Derek Allen is also the representative Counsel for this +/-55 tent (and five cabin) site campground project.*

*Donny, the neighboring community (surrounding the Grandview Campground) is very well organized, has a Facebook Opposition Group Page , and has also produced an Online Petition Drive , (formed to oppose the approval of the Campground by the Madison County Planning Bd.), which, as of yesterday, had over 505 signatures stating their opposition to the project*

*This scheduled agenda item (alone) was the primary rationale for postponing the Jan. 19th Planning Bd. Mtg., due to the anticipated "massive" turnout.*

*We can speak further as your time allows, but I wanted to "reserve" your time for these next two scheduled Planning Board Hearings.*

*Thank You,*

*Terrey Dolan*

Date: Wed, 13 Jan 2021 09:31:37 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: Re: Jared

---

Thanks for the update []

Sent from my iPhone

On Jan 13, 2021, at 9:29 AM, tdolan@madisoncountync.gov wrote:

Spoke at length with Jared and he seems to share my concerns regarding the hearing prospects.

As I see it now:

- Massive crowd may wish to attend, for the two (of the three) projects. Maybe be well over 50, 75, or even more (?) to speak in regards to the Grandview Camping Project and Alaya Campground (Barnard). Jared shared there is a new Facebook Page established for the Grandview Site. I have fielded, since last week, upwards of 35 calls or e-mails from surrounding neighbors (for both projects), and not one positive comment has been received by my office.
- Of course, Ms. Cody's current position weighs heavily on me, for any Live Mtgs. in upcoming future.
- We presently have no true idea how, once the panels are installed in the Courthouse, how poor or acceptable the acoustics and the existing audio equipment will perform for the purposes of next Tuesday's scheduled hearing.
- Jared is in the process of personally reaching out to the Planning Board Members to better understand their opinion. I shall keep you posted on the wishes of the Board as soon as I hear back from Mr. Silver.

Terrey

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Date: Thu, 21 Jan 2021 13:38:43 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: RE: Confirmation for January 22nd (Friday) 9:00 AM Call

---

**Hi. Please call me on my cell Thanks.**

**From:** tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
**Sent:** Thursday, January 21, 2021 1:23 PM  
**To:** donnyjoellawattorney@gmail.com  
**Cc:** Norris Gentry ; Jaime Lunsford  
**Subject:** Confirmation for January 22nd (Friday) 9:00 AM Call

Hi Donny,

I have made a few attempts to call your office in the couple of hours, but the phone just keeps ringing.. (no voicemail, etc.).  
I verified the number with Mandy, as well.

I wanted to double check that you can be on a 9:00 AM call tomorrow morning, with Norris, Jamie Lunsford and myself to discuss future aspects of public hearings, the potential use of Zoom, etc. Your insights are vey important.

I would suggest that you simply call into Norris' office at 9:00 AM, please.

I had a long call with Attorney Derek Allen (Asheville-based?) the other day, and he said he'd reach out to you to share his perspectives based on a recent Superior Court Judge's ruling dealing with Covid and local govt. public hearing needs.

He stated he knew you.  
Mr. Allen stated he is the outside counsel for **both** the Grandview Campground **and** the Alaya Campground Projects that were both scheduled to be heard by the January 19th Madison County Planning Board Agenda (the meeting that we were forced to postpone indefinitely).

I hope you can make the call tomorrow morning.

Please confirm if you get the chance.

Thank you,  
Terrey

---

Date: Tue, 19 Jan 2021 22:36:05 -0500 (EST)  
From: "mwechtel@madisoncountync.gov" <mwechtel@madisoncountync.gov>  
To: Kristy Moeller <kidnstrang@yahoo.com>  
Subject: RE: Special Use Permits: Grand View Group Campground

Thank you,

Matt Wechtel  
Madison County Commissioner

-----Original Message-----

From: "Kristy Moeller via 20C"  
Sent: Monday, January 18, 2021 9:01pm  
To: "bot@madisoncountync.gov"  
Subject: Special Use Permits: Grand View Group Campground

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 65 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUO, Special para 8.5.3 C.A.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D Moeller  
CH (CDL)Ret, USA  
198 Hidden Pond Hollow  
Alexander, NC 28701

Date: Thu, 25 Mar 2021 09:22:02 -0400  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: Doriny Laws <dorinylawsattorney@gmail.com>, Mandy Bradley <mbradley@madisoncountync.gov>  
Subject: Request2TerminateGrandviewHearing.pdf

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Attachment: Request2TerminateGrandviewHearing.pdf [application/pdf]  
Attachment: null [text/plain]

Date: Sat, 13 Mar 2021 13:50:34 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: Terrey Dolan <terreydolan58@gmail.com>  
Subject: Re: Residents against proposed campground say it would rob community of its 'peace and quiet' | WLOS

Yeah. Saw it last night. Have a great weekend []  
Sent from my iPhone

On Mar 13, 2021, at 1:48 PM, Terrey Dolan wrote:

FYI....Danny alerted me that they ran with the story, even though they did not get a hold of the project attorney, nor the project developer for comment. ...scheduled for the April 20th Planning Board Meeting.

Terrey

----- Forwarded message -----

From: **Terrence Dolan** <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>  
Date: Sat, Mar 13, 2021, 1:42 PM  
Subject: Residents against proposed campground say it would rob community of its 'peace and quiet' | WLOS  
To: <[terreydolan58@gmail.com](mailto:terreydolan58@gmail.com)>

<https://wlos.com/news/local/residents-against-proposed-campground-say-it-would-rob-community-of-peace-and-quiet-alexander>



Date: Mon, 18 Jan 2021 23:35:19 -0500  
From: "Norris Gentry" <ngentry@madisoncountync.gov> via BOC" <boe@madisoncountync.gov>  
To: Kristy Moeller <ckmstrong@yahoo.com>  
Cc: boe@madisoncountync.gov, Terry Dulan <tdulan@madisoncountync.gov>  
Subject: Re: Special Use Permit: Grand View Group Campground

Good evening Kristy, Thank you for reaching out. Take care and stay safe.

Sent from my iPhone

On Jan 18, 2021, at 9:01 PM, Kristy Moeller via BOC wrote:

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 65 land sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUO, Special para 8.5.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D Moeller  
CH (CO-Res), USA  
192 Hidden Pond Hollow  
Alexander, NC 28701

Date: Tue, 16 Feb 2021 14:33:56 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: Re: Question about potential Legal Notice timing

]

Sent from my iPhone

On Feb 16, 2021, at 2:15 PM, tdolan@madisoncountync.gov wrote:

Done!  
Already scheduled/reserved the **dates of March 16th and April 20th** for the next two Planning Board meetings, with Meagan.

Terrey

-----Original Message-----

From: "Norris Gentry"  
Sent: Tuesday, February 16, 2021 1:37pm  
To: tdolan@madisoncountync.gov  
Subject: RE: RE: Question about potential Legal Notice timing

**Hi Terrey. 828 649-2411.**

From: tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
Sent: Tuesday, February 16, 2021 1:17 PM  
To: Norris Gentry  
Subject: FW: RE: Question about potential Legal Notice timing

Just an FYI....I am discussing future public hearing logistics with Jamie and the IT Boys tomorrow morning.

I want to proceed with combining up the (non-controversial) Paint Rock Farm Special Use Permit Amendment, with the smaller (anticipated) crowd for the Alaya Campground (if they care to proceed yet) for the **March 16th Planning Bd Mtg.**

In order to make the somewhat quirky calendar math work "legally", I have to have it Legal Noticed in the Feb 24th Edition of The News Record.

The following week's March 3rd Edition is **one day** too late for the **required 14 Day Notice!**

I have a message into Alaya's engineer to see how and if they want to proceed for the March Planning Bd.

I believe it is best to conducted this March 16th Planning Bd Mtg at the Ag Extension Office's Hall, where the County Commission has been having meetings.

Who do I have to check with to get this space confirmed **for use on the 16th of March**, please?

FYI,  
Terrey

-----Original Message-----

From: "Ingraham, Karen" <kingraham@locallq.com>  
Sent: Tuesday, February 16, 2021 10:22am  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: "LEGALS, NRS" <NRSLEGAL@qannett.com>  
Subject: RE: Question about potential Legal Notice timing

Terrey:

Legal notices must be in the system, approved and paid for (if you don't have an account set up with credit) by the end of the day Thursday for the Feb. 24 issue. You may email your ad directly to

[nrslegals@qannett.com](mailto:nrslegals@qannett.com), and they will email you a price quote, as well as a proof for your approval. Feel free to reach out with any additional questions or concerns. ☺

Thanks, and take care.

**Karen Ingraham**  
General & Admin. Office Manager

Direct: 828-210-6073  
[karen@newsrecordandsentinel.com](mailto:karen@newsrecordandsentinel.com)

Reduce | Reuse | Recycle

From: tdolan@madisoncountync.gov <tdolan@madisoncountync.gov>  
Sent: Tuesday, February 16, 2021 10:18 AM  
To: Ingraham, Karen <kingraham@locallq.com>  
Subject: Question about potential Legal Notice timing

Hello Karen,

This is Terrey Dolan, the new Planning and Zoning Director for Madison County.

I need to verify the deadline date to send you Legal Notices, in order to post them in the **Wednesday, Feb 24th Edition?**

I potentially have two projects that need to go before the Madison County Planning Board on Tuesday, March 16th, but we need a full 14 Day Notice Lead Time, **so the Legal Notice has to go into the 2/24 News Record Edition, and not the 3/3 edition....**

**Please kindly advise as soon as possible.**

Thank you,

Terrey Dolan

Date: Mon, 18 Jan 2021 23:35:19 -0500  
From: "Kris Gentry" <kgentry@madisoncountync.gov> via BOC <boe@madisoncountync.gov>  
To: Kristy Moeller <klmstrong@yahoo.com>  
Cc: boe@madisoncountync.gov, Tarray Dolan <tdolan@madisoncountync.gov>  
Subject: Re: Special Use Permit: Grand View Group Campground

Good evening Kristy. Thank you for reaching out. Take care and stay safe.

Sent from my iPhone

On Jan 18, 2021, at 9:01 PM, Kristy Moeller via BOC wrote:

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

*First, a brief introduction:* I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

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*I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.*

Respectfully Submitted,

Kristina D Moeller  
CM (CO-Res), USA  
189 Hidden Pond Hollow  
Alexander, NC 28701

Date: Tue, 19 Jan 2021 15:05:06 -0500  
From: "Norris Gentry <ngentry@madisoncountync.gov> via BOC" <bo@madisoncountync.gov>  
To: "Nancy Hendrix <nhendrix2008@gmail.com> via BOC" <bo@madisoncountync.gov>  
Cc: msnelson@madisoncountync.gov, craiggoforth@madisoncountync.gov, michaelgarrison@madisoncountync.gov,  
mwechtel@madisoncountync.gov, kolan@madisoncountync.gov  
Subject: Re: Grandview Group Campground

---

Good afternoon Nancy. Thanks for reaching out. Have a Blessed Day. Sent from my iPhone > On Jan 19, 2021, at 2:39 PM, Nancy Hendrix via BOC wrote: > > Enclosed is a letter documenting mine and my son's opposition to the proposed campground. >

---

Date: Thu, 25 Mar 2021 06:15:11 -0400  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Cc: Donny Laws <donnyjollawattorney@gmail.com>, Mandy Bradley <mbradley@madisoncountync.gov>, Mark Snelson <msnelson@madisoncountync.gov>  
Subject: Re: Whit Oliver, Owner for Grandview Campground Project and Mark Brooks, Engineer for Grandview

Good morning Terrey, Please give me a call on your way or when you get in. I am forwarding the letter to Donny. There is a legal extension for the Legislative mandate. However, we need to move forward ASAP on getting our updates in place. ☐

Sent from my iPhone

On Mar 24, 2021, at 7:57 PM, tdolan@madisoncountync.gov wrote:

Forwarding today's letter from Attorney Rupa Russe.

Hopefully, we can discuss in the AM.

Thank you,  
Terrey

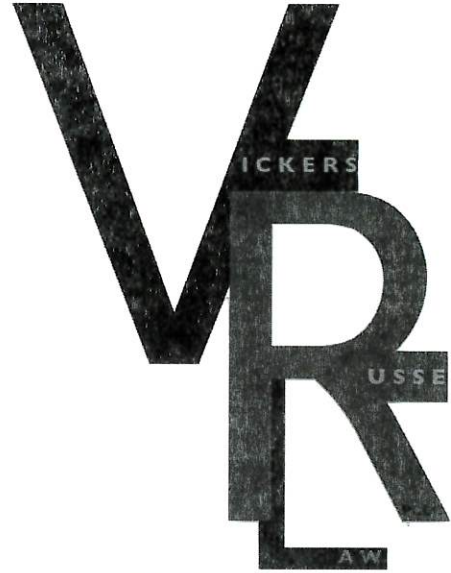
Terrence S. Dolan  
Director of Planning & Zoning  
Madison County  
Office Cell: 828-206-4573  
----- Forwarded message -----  
From: Vickers Russe Law PLLC  
Date: Mar 24, 2021 5:03 PM  
Subject: Re: Whit Oliver, Owner for Grandview Campground Project and Mark Brooks, Engineer for Grandview  
To: tdolan@madisoncountync.gov  
Cc:

Dear Terrey,

Please see attached a copy of the letter I mailed out to you today on behalf of my clients Britt and Christopher Lee. Please let me know if you have any questions, or answers to my question.

Regards,  
Rupa Vickers Russe  
Bar Licensed Attorney, D.C. and N.C.  
(c) 828-380-9522  
Vickers Russe Law, PLLC

This communication, together with any attachments, may contain information that is confidential, proprietary, legally privileged or otherwise exempt from disclosure. If you are not the intended recipient of this communication, you are hereby notified that the distribution, reading, copying or other use of this communication and any attachments hereto is strictly prohibited. If you have received this in error, please reply immediately to the sender or destroy this communication. Thank you for your cooperation.



On Thu, Feb 25, 2021 at 12:41 PM tdolan@madisoncountync.gov <tdolan@madisoncountync.gov> wrote:

Rupa,

This what I have for the Grandview Project

Mr. Mark Brooks: (Engineer for Grandview):  
[mbrooks@brooksea.com](mailto:mbrooks@brooksea.com)

Mr. Whit Oliver: (Co-Owner) :  
[dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com)

Date: Mon, 22 Mar 2021 09:11:37 -0400  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Cc: SheriffHarwood@madisoncountync.gov, Danny Allen <dallen@madisoncountync.gov>  
Subject: Re: Scheduled Tuesday, April 20th Madison County Planning Board Mtg.

---

Thanks Terrey J]

Sent from my iPhone

On Mar 22, 2021, at 8:53 AM, tdolan@madisoncountync.gov wrote:

Sheriff Harwood,

Good morning.

I am the new Planning and Zoning Director for the county.

Commissioner Gentry just stopped by my office and encouraged me to reach out to you in regards to needed security for the upcoming Planning Board Meeting, slated for April 20th.

We are hoping to find out tonight (at the School Board Mtg.) if they will allow the county to utilize the gymnasium space at the Madison County High School.

A very large crowd ( +/- 100 residents?? ) are potentially attending the 4/20 public hearing on the **Grandview Campground Project** site (located on Grandview Road, on the hillside just below the Grandview Baptist Church.

The *opposition group* is well organized, with an online petition drive opposing the project, with well over 500 signatures by now; and my office has been flooded with protest letters, as well.

I received and now possess a video (that was *cell phone-taken* a couple of weekends back) at a *Q & A Session* with the residents and the Grandview Campground Project Applicant.

One "resident" let his temper get the best of him. I can share this brief video with you, as I believe you should see it. Please kindly let me know.

[I shall let you know, after tonight's School Board's deliberations, if they agree to let the county use the gym space on April 20th.  
The Planning Board will meet at 6:30 PM, and no matter where the public hearing is ultimately held, we shall need the assistance of your office for crowd control.

Thank you kindly for your time. Look forward to meeting you soon.

Best Regards,  
Terrey Dolan

---

Date: Thu, 18 Feb 2021 14:30:59 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: Terrence Dolan <tdolan@madisoncountync.gov>  
Cc: Derek J. Allen <dja@astlawnc.com>, dallen@madisoncountync.gov, wsugg@cdcgo.com, mbrooks@brooksea.com  
Subject: Re: Alaya and Grandview Projects-Upcoming Madison County Planning Bd Hearing Scheduling

Good afternoon Terrey. Thanks for the update. Have a restful evening ☺

Sent from my iPhone

On Feb 18, 2021, at 2:09 PM, Terrence Dolan wrote:

Hi Derek...just wanted to make certain that you got my earlier voicemail this morning.

Paint Rock Farm's "Special Use Permit (Amendment)" and Alaya Retreat's Request for a "Special Use Permit" shall go before the Madison County Planning Board at the Regularly Scheduled March 16th Mtg, at 6:30 PM at the NC Cooperative Extension Service Center Office at 6:30 PM.

Note: Alaya Retreat shall be second on the 3/16 Agenda, after the Paint Rock Farm project.

Then, on Tuesday, April 20th, the Grandview Campground shall be the sole agenda item for the April Planning Bd. Mtg. (Same place, same start time at 6:30 PM.)

At both meetings, Covid Protocols shall be strictly adhered to, in terms of seating arrangements, distancing, mandatory facial masks, etc.

Electronic posting ability for any project graphics (to a large screen) is available at the Cooperative Center Conf. Room. Please reach out to me with any questions.

Published Legal Notices have been requested through "The News Record" (Weekly Paper for Madison County), starting on 2/24 and published again on 3/3, in fulfillment of the required "14 Day Notice" requirements.

Thank you,

Terrey Dolan

On Feb 18, 2021 10:14 AM, "Derek J. Allen" wrote:

Morning, Terrey! On the Grandview SUP project, if you think it makes sense, we'd be open to a specially set meeting with just the Grandview project on it. My guys are (understandably) eager to get it heard as soon as possible.

Thank you.

Derek



**Derek J. Allen**

*Partner*

**Allen Stahl + Kilbourne**  
**20 Town Mountain Road**  
**Suite 100**  
**Asheville, NC 28801**

828.412.4026 Direct

828.254.4778 Main

336.339.9993 Mobile

828.254.6646 Fax

[www.astlawnc.com](http://www.astlawnc.com)

[dja@astlawnc.com](mailto:dja@astlawnc.com)

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**Derek J. Allen**

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[dja@astlawnc.com](mailto:dja@astlawnc.com)

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**Derek J. Allen**

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336.339.9993 Mobile

828.254.6646 Fax

[www.astlawnc.com](http://www.astlawnc.com)

[dja@astlawnc.com](mailto:dja@astlawnc.com)

Date: Mon, 18 Jan 2021 23:35:19 -0500  
From: "Norris Gentry <ngentry@madisoncountync.gov> via BOC" <boe@madisoncountync.gov>  
To: Kristy Moeller <kdmstrong@yahoo.com>  
Cc: boe@madisoncountync.gov, Terrey Dolan <tdolan@madisoncountync.gov>  
Subject: Re: Special Use Permit: Grand View Group Campground

---

Good evening Kristy, Thank you for reaching out. Take care and stay safe.

Sent from my iPhone

On Jan 18, 2021, at 9:01 PM, Kristy Moeller via BOC wrote:

Good evening, gentlemen:

"The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 48 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUO, Special para 8.5.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D Moeller  
CH (COL-Res), USA  
188 Hidden Pond Hollow  
Alexander, NC 28702

---



Date: Mon, 22 Mar 2021 09:11:37 -0400  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Cc: Sheriff Harwood@madisoncountync.gov, Denny Allan <dallan@madisoncountync.gov>  
Subject: Re: Scheduled Tuesday, April 20th Madison County Planning Board Mtg

---

Thanks Terrey ☺

Sent from my iPhone

On Mar 22, 2021, at 8:53 AM, tdolan@madisoncountync.gov wrote:

Sheriff Harwood,

Good morning.

I am the new Planning and Zoning Director for the county.

Commissioner Gentry just stopped by my office and encouraged me to reach out to you in regards to needed security for the upcoming Planning Board Meeting, slated for April 20th.

We are hoping to find out tonight (at the School Board Mtg.) if they will allow the county to utilize the gymnasium space at the Madison County High School.

A very large crowd ( +/- 100 residents?? ) are potentially attending the 4/20 public hearing on the **Grandview Campground Project** site (located on Grandview Road, on the hillside just below the Grandview Baptist Church.

The *opposition group* is well organized, with an online petition drive opposing the project, with well over 500 signatures by now, and my office has been flooded with protest letters, as well.

I received and now possess a video (that was *cell phone-taken* a couple of weekends back) at a *Q & A Session* with the residents and the Grandview Campground Project Applicant.

One "resident" let his temper get the best of him, I can share this brief video with you, as I believe you should see it.  
Please kindly let me know.

I shall let you know, after tonight's School Board's deliberations, if they agree to let the county use the gym space on April 20th.  
The Planning Board will meet at 6:30 PM, and no matter where the public hearing is ultimately held, we shall need the assistance of your office for crowd control.

Thank you kindly for your time. Look forward to meeting you soon.

Best Regards,  
Terrey Dolan

---

Date: Wed, 13 Jan 2021 09:32:05 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: Tammy Cody <tcody@madisoncountync.gov>  
Subject: Fwd: Jared

---

FYI

Sent from my iPhone

Begin forwarded message:

From: Norris Gentry  
Date: January 13, 2021 at 9:31:37 AM EST  
To: tdolan@madisoncountync.gov  
Subject: Re: Jared

Thanks for the update []

Sent from my iPhone

On Jan 13, 2021, at 9:29 AM, tdolan@madisoncountync.gov wrote:

Spoke at length with Jared and he seems to share my concerns regarding the hearing prospects.

As I see it now:

- Massive crowd may wish to attend, for the two (of the three) projects. Maybe be well over 50, 75, or even more (?) to speak in regards to the Grandview Camping Project and Alaya Campground (Barnard). Jared shared there is a new Facebook Page established for the Grandview Site. I have fielded, since last week, upwards of 35 calls or e-mails from surrounding neighbors (for both projects), and not one positive comment has been received by my office.
- Of course, Ms. Cody's current position weighs heavily on me, for any Live Mtgs. in upcoming future.
- We presently have no true idea how, once the panels are installed in the Courthouse, how poor or acceptable the acoustics and the existing audio equipment will perform for the purposes of next Tuesday's scheduled hearing.
- Jared is in the process of personally reaching out to the Planning Board Members to better understand their opinion. I shall keep you posted on the wishes of the Board as soon as I hear back from Mr. Silver.

Terrey

---

Date: Wed, 17 Mar 2021 16:10:20 -0400  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: Re: Public Hearing

□

Sent from my iPhone

On Mar 17, 2021, at 4:09 PM, tdolan@madisoncountync.gov wrote:

Yes Sir

-----Original Message-----  
From: "Norris Gentry"  
Sent: Wednesday, March 17, 2021 4:07pm  
To: tdolan@madisoncountync.gov  
Subject: Re: Public Hearing

Hi. Let's discuss AM□

Sent from my iPhone

On Mar 17, 2021, at 3:10 PM, tdolan@madisoncountync.gov wrote:

Any specific way in which I should respond to her highlighted request, at this point?

Terrey

-----Original Message-----  
From: "Norris Gentry"  
Sent: Wednesday, March 17, 2021 2:45pm  
To: tdolan@madisoncountync.gov  
Subject: Re: Public Hearing

Hi, Thanks for the update □

Sent from my iPhone

On Mar 17, 2021, at 2:16 PM, tdolan@madisoncountync.gov wrote:

Norris,

FYI, I understand from Danny that he believes that Ms. Klope is a Fire Marshall within the City of Asheville.

She is within the " *Opposition Group* " for the Grandview Campground, and was with last night's contingency that attended to see how the Planning Board operates.

I would fully expect her to be strong, vocal member of the opposition at the scheduled April 20th Planning Board Mtg.

Please note her e-mail below, and especially focus on her request for a moratorium that she provided to me.

Likewise, I can not 100% recall if I informed you that Ms. Rupa Russe has told me she is now the attorney representing the Grandview Opposition Group, and she shall be in attendance at the April 20th Hearing.

FYI,  
Terrey

-----Original Message-----

From: "Kelley Klope"  
Sent: Wednesday, March 17, 2021 1:30pm  
To: "Terrey Dolan"  
Subject: Public Hearing

Terrey,

It was nice to finally meet you face to face. I do not envy your position, especially right now, but I am sure you understand how critical your position is to the future of our communities. I am sure I am not alone when I express to you that I was very stressed last night and slept very little. I attended last night's meeting to better understand how these meetings are run, how the process works, and what to expect when I attend a meeting to speak on April 20th regarding the proposed project near my home at 777 Grandview Rd. The best word I have to describe last night is shock. I quickly witnessed developers and attorneys, civil engineers and experts in other fields basically bully the board. It was very apparent many board members were uncomfortable with information being pushed at them while the attorney recited legal jargon that they must follow. Board members seemed unsure legally how to run the meeting and how to handle actual public feedback. This is very unfortunate since it is the people who live here who need to be heard in order to preserve Madison County property.

Terrey, I have a request. I do not know the process to do this, or who makes this decision, but I highly recommend that the powers to be of Madison County immediately stop all new planning and zoning requests to include special use permits until the land use ordinance is updated. Word is out to developers and attorneys that Madison County has very few restrictions with lots of loopholes and they are swarming to buy up this land to build ridiculous projects that do not mesh with the harmony of our communities. It is a very sad thing to watch.

Please let me know that you have received this email and your thoughts.

Thanks for all you do,

Kelley Klope  
828-778-4328

Date: Tue, 19 Jan 2021 15:06:06 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: "Nancy Hendrix" <nhendrix208@gmail.com> via BOC" <booc@madisoncountync.gov>  
Cc: msnelson@madisoncountync.gov, craiggoforth@madisoncountync.gov, michaelgarrison@madisoncountync.gov,  
mweckel@madisoncountync.gov, ktolan@madisoncountync.gov  
Subject: Re: Grandview Group Campground

---

Good afternoon Nancy, Thanks for reaching out. Have a Blessed Day. Sent from my iPhone > On Jan 19, 2021, at 2:39 PM, Nancy Hendrix via BOC wrote: > > Enclosed is a letter documenting mine and my son's opposition to the proposed campground. >

Date: Wed, 20 Jan 2021 15:10:03 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: Re: Derek Allen-attorney representing the Grandview Campground Applicant

□  
Sent from my iPhone

On Jan 20, 2021, at 1:27 PM, tdolan@madisoncountync.gov wrote:

Wow! That is an admirable number!

On Jan 20, 2021 1:08 PM, Norris Gentry wrote:  
Hi Terrey, On track for 450 today. Will check in AM. Have a great rest of your day! □

Sent from my iPhone

On Jan 20, 2021, at 12:54 PM, tdolan@madisoncountync.gov wrote:

Norris,

How's things on the vaccine front?

Staying warm enough?

To update you,  
I just learned (from speaking with him), that Derek Allen is the land use attorney **for both**, Grandview and Alayal

He feels there is a (new) North Carolina Superior Court Judge's ruling (in Asheville), that may allow for alternative hearing processes, in order to go forward (in lieu of in-person testimony) for Local Govt. Public Hearings, due to Covid Safety Protocols.

I asked him to call Donny Laws, **who he says he knows**, to discuss his position further.

I told him I was hoping to be speaking with Donny on Friday morning, and we may discuss this further with him, then.  
Hopefully, he can catch Donny prior to our Friday AM call to discuss future public hearing logistics.

FYI,  
Terrey

-----Original Message-----  
From: tdolan@madisoncountync.gov  
Sent: Wednesday, January 20, 2021 7:26am  
To: "Norris Gentry"  
Subject: RE: Derek Allen-attorney representing the Grandview Campground Applicant

Understood,  
I shall fill you in later.  
Be safe.

Terrey

On Jan 20, 2021 7:24 AM, Norris Gentry wrote:

**Good Morning Terrey. I am unavailable today. I am working the Vaccination Clinic at the Fair Grounds. Mr. Allen's offer to share what has been "approved" in Buncombe as "an alternative" is certainly a worthy conversation. We will certainly entertain workable options during this current environment. Take care and stay safe. Talk tomorrow anytime. Have a Great Day.**

From: tdolan@madisoncountync.gov (mailto:tdolan@madisoncountync.gov)  
Sent: Wednesday, January 20, 2021 7:13 AM  
To: Norris Gentry  
Subject: Derek Allen-attorney representing the Grandview Campground Applicant

Norris, good morning!

I wanted to share what Derek Allen shared in regards to this client, Grandview Campground. I was not sure if you got cc'd or not on his response yesterday evening.

Mr. Allen and I are going to have a 10:30 AM call this morning.

I may just "buy some time" prior to attempting an escape off this hill, and take his call first, prior to coming in.

Thoughts on the call?  
Do you wish to be patched in, by any chance?

Terrey

On Jan 19, 2021 5:21 PM, "Derek J. Allen" wrote:  
Thank you, Terrey. Do you have some time to discuss this week? Two things, I'd like to discuss:

First, I have had a number of opportunities to engage with local government bodies during COVID times and work out through our NC court system safe alternatives to "fully in-person" meetings. I am happy to share with you the COVID-safe protocols that were recently approved by a Superior Court Judge in a Buncombe County case considering how quasi-judicial hearings should be held during this time. Namely, the process is designed to afford due process for participants, and safety for all.

Second, I know the head of this opposition group well (we've been friends for years). Once I found out there was opposition, and who it was, I reached out to her for a meeting. I was able to speak with her late last week at length. She (and they) had a very, very different idea of what was being proposed. She was conflicted and relieved to hear the actual vision and proposal. To that end, we are lining up a meeting to walk the property and a follow up Zoom with all interested parties.

I have good availability tomorrow, Thursday, and Friday, and can work around your schedule. Let me know your availability.

I look forward to working with you,

Derek

**Derek J. Allen**  
ALLEN STARK + KILBOURNE  
828.412.8828 Direct  
336.339.8993 Mobile  
[djones@link-adapt.com](mailto:djones@link-adapt.com)

Date: Tue, 19 Jan 2021 06:54:19 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Fwd: Special Use Permit: Grand View Group Campground

---

Sent from my iPhone

Begin forwarded message:

**From:** "Norris Gentry via BOC"  
**Date:** January 18, 2021 at 11:35:23 PM EST  
**To:** Kristy Moellar  
**Cc:** boc@madisoncountync.gov, Terrey Dolan  
**Subject:** Re: Special Use Permit: Grand View Group Campground

Good evening Kristy, Thank you for reaching out. Take care and stay safe.

Sent from my iPhone

On Jan 18, 2021, at 9:01 PM, Kristy Moellar via BOC wrote:

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 69 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUO, Special para 8.3.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 27 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D Moellar  
CH (COL-Ret), USA  
193 Hidden Pond Hollow  
Alexander, NC 28701

---

Date: Thu, 18 Feb 2021 14:30:59 -0500  
From: Norris Centry <ncentry@madisoncountync.gov>  
To: Terrence Dolan <tdolan@madisoncountync.gov>  
Cc: "Derek J. Allen" <dja@asklawnc.com>, dallen@madisoncountync.gov, wsugg@cdcgo.com, mbrooks@brooksea.com  
Subject: Re: Alaya arid Grandview Projects-Upcoming Madison County Planning Bd Hearing Scheduling

Good afternoon Terrey. Thanks for the update. Have a restful evening ☐

Sent from my iPhone

On Feb 18, 2021, at 2:09 PM, Terrence Dolan wrote:

Hi Derek...just wanted to make certain that you got my earlier voicemail this morning.

Paint Rock Farm's "Special Use Permit (Amendment)", and Alaya Retreat's Request for a "Special Use Permit" shall go before the Madison County Planning Board at the Regularly Scheduled March 16th Mtg. at 6:30 PM at the NC Cooperative Extension Service Center Office at 6:30 PM.

Note: Alaya Retreat shall be second on the 3/16 Agenda, after the Paint Rock Farm project.

Then, on Tuesday, April 20th, the Grandview Campground shall be the sole agenda item for the April Planning Bd. Mtg. (Same place, same start time at 6:30 PM.)

At both meetings, Covid Protocols shall be strictly adhered to, in terms of seating arrangements, distancing, mandatory facial masks, etc.

Electronic posting ability for any project graphics (to a large screen) is available at the Cooperative Center Conf. Room. Please reach out to me with any questions.

Published Legal Notices have been requested through "The News Record" (Weekly Paper for Madison County), starting on 2/24 and published again on 3/3, in fulfillment of the required "14 Day Notice" requirements.

Thank you,  
Terrey Dolan

On Feb 18, 2021 10:14 AM, "Derek J. Allen" wrote:

Morning, Terrey! On the Grandview SUP project, if you think it makes sense, we'd be open to a specially set meeting with just the Grandview project on it. My guys are (understandably) eager to get it heard as soon as possible.

Thank you,

Derek



**Derek J. Allen**  
*Partner*  
**Allen Stahl + Kilbourne**  
**20 Town Mountain Road**  
**Suite 100**  
**Asheville, NC 28801**  
828.412.4026 Direct  
828.254.4778 Main  
336.339.9993 Mobile  
828.254.6646 Fax  
[www.asstlawnc.com](http://www.asstlawnc.com)  
[dja@asklawnc.com](mailto:dja@asklawnc.com)

On Feb 18, 2021 10:14 AM, "Derek J. Allen" wrote:

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Thank you,

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On Feb 18, 2021 10:14 AM, "Derek J. Allen" wrote:

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Thank you,

Derek



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[www.asstlawnc.com](http://www.asstlawnc.com)  
[dja@asklawnc.com](mailto:dja@asklawnc.com)

Date: Sat, 16 Jan 2021 16:34:21 -0500  
From: Norris Gentry <ngentry@masoncountync.gov>  
To: tdolan@masoncountync.gov  
Cc: Peggy Corbett <pcorbett56@gmail.com>  
Subject: Re: Grandview Road: Proposed Campground

Thanks Terrey. Have a Restful and Blessed Weekend ☺

Sent from my iPhone

On Jan 16, 2021, at 4:30 PM, tdolan@masoncountync.gov wrote:

Ms. Corbett,

Thank you for your letter.

In the event you have not already been told by other Grandview Road Area neighbors, the Tuesday January 19th Planning Board Mtg. has been postponed, indefinitely.

A number of factors, including the anticipated size of the meeting crowd, (compounded by the required Covid Protocols), rendered the Courthouse a non-feasible option for holding public hearings for all of the interested parties safely.

The postponement announcement was placed on the Madison County Website (Boards and Committees link) on Wednesday afternoon (Jan. 13th).

Staff shall be meeting this coming week to explore all options to ensure fair and safe participation for all parties.

We need make arrangements to re-schedule the necessary public hearings for all three applications, as soon as possible.

You may recall the topic of "possible meeting postponement", in our meeting two weeks ago, when you and your husband both came in, to meet with me in person.

As I have advised others, please continue to monitor the county's website for all meeting updates.

Have a nice weekend.

Best Regards,  
Terrey Dolan

On Jan 16, 2021 10:22 AM, Peggy Corbett wrote:

Terry,

I am attaching a letter that has also been mailed to your attention with the expectation that it will be shared with the Planning and Zoning Board.

I appreciate your help in answering the many questions this community has in regard to how to effectively represent our unanimous opposition to this group campground.

We take this proposal very seriously as it will most definitely affect our personal health, safety and general welfare.

I appreciate your time and cooperation,  
Peggy Corbett  
215 Hidden Pond Hollow




**Peggy Corbett**  
Broker | Realtor®  
Blue Ridge Properties Group

☎ (828) 776-5084  
✉ pcorbett56@gmail.com  
🌐 blueridgepropertiesnc.com  
📍 22 N. Main Street, Weaverville, NC 28787



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Date: Thu, 25 Mar 2021 12:44:03 -0400  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: "Derek J. Allen" <dja@asklawnc.com>  
Subject: RE: Deadline for Grandview Plan Revisions

---

**Thanks Terrey.**

---

From: Derek J. Allen [mailto:dja@asklawnc.com]  
Sent: Thursday, March 25, 2021 12:41 PM  
To: ddolan@madisoncountync.gov  
Cc: mbrooks@brooks.com; Whit Oliver; Norris Gentry; donnyjollawson@gmail.com; Danny Allen; Whit Oliver; John Albers  
Subject: Re: Deadline for Grandview Plan Revisions

Thanks, Terrey.

Please roll this over to the May calendar. That will give us some time to continue discussions with neighbors and work on the site plan.

Best,  
Derek

Sent from my iPhone

On Mar 25, 2021, at 12:14 PM, ddolan@madisoncountync.gov wrote:

Gentlemen,

As Mark and I have discussed, the current Grandview Campground site plan necessitates parcel setback revisions to be compliant to be compliant with the Campground Criteria in the Madison County Land Use Ordinance. I had also asked for a Phasing Plan Sheet (that has never been presented to my office, even though many neighbors allude to one), and a revised Utility Routing Plan Sheet that corresponds with the revised tent and cabin layout and any revised site plan unit counts, etc.

I had previously informed Mark last week, that I am forced to require that new site plan materials to be submitted to me by this morning, in order to successfully meet the Deadline Date (i.e. lead times) established by Gannett News for the proper Legal Notices to run in the Madison County Weekly Newspaper "The News Record", and thus meet statutory deadlines for the April 20th Planning Board Public Hearing.

I need to know in the next hour what your decision is, please. I appreciate your cooperation in this request.

Thank you,  
Terrey Dolan

---

Date: Wed, 17 Mar 2021 14:45:05 -0400  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: Re: Public Hearing

828-778-4328

Hi, Thanks for the update ☺

Sent from my iPhone

On Mar 17, 2021, at 2:16 PM, tdolan@madisoncountync.gov wrote:

Norris,

FYI, I understand from Danny that he believes that Ms. Klope is a Fire Marshall within the City of Asheville.

She is within the " *Opposition Group* " for the Grandview Campground, and was with last night's contingency that attended to see how the Planning Board operates.

I would fully expect her to be strong, vocal member of the opposition at the scheduled April 20th Planning Board Mtg.

Please note her e-mail below, and especially focus on her request for a moratorium that she provided to me.

Likewise, I can not 100% recall if I informed you that Ms. Rupa Russe has told me she is now the attorney representing the Grandview Opposition Group, and she shall be in attendance at the April 20th Hearing.

FYI,  
Terrey

-----Original Message-----

From: "Kelley Klope"  
Sent: Wednesday, March 17, 2021 1:30pm  
To: "Terrey Dolan"  
Subject: Public Hearing

Terrey,

It was nice to finally meet you face to face. I do not envy your position, especially right now, but I am sure you understand how critical your position is to the future of our communities. I am sure I am not alone when I express to you that I was very stressed last night and slept very little. I attended last night's meeting to better understand how these meetings are run, how the process works, and what to expect when I attend a meeting to speak on April 20th regarding the proposed project near my home at 777 Grandview Rd. The best word I have to describe last night is shock. I quickly witnessed developers and attorneys, civil engineers and experts in other fields basically bully the board. It was very apparent many board members were uncomfortable with information being pushed at them while the attorney recited legal jargon that they must follow. Board members seemed unsure legally how to run the meeting and how to handle actual public feedback. This is very unfortunate since it is the people who live here who need to be heard in order to preserve Madison County property.

**Terrey, I have a request. I do not know the process to do this, or who makes this decision, but I highly recommend that the powers to be of Madison County immediately stop all new planning and zoning requests to include special use permits until the land use ordinance is updated.** Word is out to developers and attorneys that Madison County has very few restrictions with lots of loopholes and they are swarming to buy up this land to build ridiculous projects that do not mesh with the harmony of our communities. It is a very sad thing to watch.

Please let me know that you have received this email and your thoughts.

Thanks for all you do,

Kelley Klope

Date: Tue, 19 Jan 2021 15:06:06 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: Nancy Hendrix <nshendrix0208@gmail.com> via BOC <booc@madisoncountync.gov>  
Cc: nsnelson@madisoncountync.gov, craiggoforth@madisoncountync.gov, michaelgarrison@madisoncountync.gov,  
mwechtel@madisoncountync.gov, tdolan@madisoncountync.gov  
Subject: Re: Grandview Group Campground

---

Good afternoon Nancy, Thanks for reaching out. Have a Blessed Day. Sent from my iPhone > On Jan 19, 2021, at 2:39 PM, Nancy Hendrix via BOC wrote: > > Enclosed is a letter documenting mine and my son's opposition to the proposed campground. >

---

Date: Mon, 14 Dec 2020 08:28:18 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Cc: dallien@madisoncountync.gov  
Subject: Re: Today...

Thanks for the update. Have a great day. Please give me a call as you can for a couple of updates ☺

Sent from my iPhone

On Dec 14, 2020, at 8:22 AM, tdolan@madisoncountync.gov wrote:

Mornin', Denny

It feels as though it is about to snow up here, and the forecast is trying to agree with me, (for this elevation!.....)

That being said, I've got enough work with me to keep me busy from here, TODAY.

I want to try to get a couple of in-house **Consultant/Owner/Developer Meetings** done this week.

- .....one with John Lampfus (Grandview Ave Site)
- one with Warren Sugg (Alaya Project).....
- and perhaps one with Chris Nelson (Paint Rock Farm) too.

Is there a better day than others for you to be there for these meetings?

I 'may' want to have Stuart Bass sit in, as well.

All of these projects appear to be pent up, and seem to be hoping for a **January Planning Board** position.

I also wish to have a sit down with you this week to review any further needs for the list of **Records Requests**, as we discussed.

Thoughts?

Thanks,  
Terrey

Date: Tue, 23 Feb 2021 12:45:47 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Cc: donnyjoellawson@gmail.com  
Subject: Re: Upcoming Madison County Planning Board Mtg's

Thanks Terrey ☐

Sent from my iPhone

On Feb 23, 2021, at 11:49 AM, tdolan@madisoncountync.gov wrote:

Donny,

Good morning,

I wanted to update and advise you in regards to the the now scheduled, upcoming Planning Board Meetings for both March and April.

I have come to understand that you do not normally attend these meetings, but I truly believe I need you there **for both meetings**, as attorneys shall be present at both hearings, to represent both applicants, as well as the public in opposition to two of the projects.

Below is a brief Agenda Summary for your information.

Over the next two months of Planning Board Mtgs., three different Campground Public Hearings, (to request *Special Use Permits* (or *Amendments*) from the Planning Board) shall be scheduled, as follows:

**1) Tuesday, March 16th at 6:30 PM (to be held at the NC Cooperative Extension Office)** will consist of:

**Agenda:**

**A. A *Special Use Permit Amendment*** is being sought for **Paint Rock Farm**; originally approved by the Planning Bd. in Feb 2017.

This is the only project (of three) that has not "drawn fire" from the public.

It was suppose to be heard back at the Jan. 19th Planning Bd Mtg., but was scheduled to be combined with both the Alaya and the Grandview Campground Projects on that Agenda.

The "opposition" was too great in numbers to hold the full agenda **safely** (i.e. Covid Protocols) in the Courthouse.

Thus, a decision was made to indefinitely postpone the Board Mtg.

**B. *Alaya Campground*** (Barnard Village Area, off of Blackwell Road (private road).

This is a rather small campground project, but the sole vehicular access is along the "private" gravel and pothole-ridden Blackwell Road, which is extremely poor in condition; as is the steep, gravel driveway up to the actual property.

The site is a ten Safari-style tent campground.

Mr. Derek Allen is the legal representative for the applicant.

To date, ALL property owners along Blackwell Road have expressed their complete opposition to this commercial campground, citing the conditions of Blackwell Road and the additional vehicular traffic the project will create.

\*\*I know that Mr. Allen shall be attending the public hearing (as of now) on behalf of Alaya, but I do not believe more than 15-20 "opposing" residents will attend the upcoming Planning Board Hearing on March 16th.

**2) Tuesday, April 20th, at 6:30 PM (to be held at the NC Cooperative Extension Office)** will consist of:

**Agenda:** (One item). It is the **only** scheduled agenda item, due to the **expectation of somewhere between 50-90 opposing residents** of the county attending the **Public Hearing**.

We shall also need to make arrangements for the Madison County Sheriff's Dept. to attend this hearing.

**A. *Grandview Campground***: Mr. Derek Allen is **also** the representative Counsel for this +/-55 tent (and five cabin) site campground project.

Donny, the neighboring community (surrounding the Grandview Campground) is **very well** organized, has a **Facebook Opposition Group Page**, and has also produced an **Online Petition Drive**, (formed to oppose the approval of the campground by the Madison County Planning Bd.), which, as of yesterday, had over 505 signatures attesting their opposition to the project!

This scheduled agenda item (alone) was the primary rationale for postponing the Jan. 19th Planning Bd. Mtg., due to the anticipated "massive" turnout.

We can speak further as your time allows, but I wanted to "reserve" your time for these next two scheduled Planning Board Hearings.

Thank You,

Terrey Dolan

Date: Wed, 20 Jan 2021 13:08:47 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Cc: Mark Snelson <msnelson@madisoncountync.gov>, Mandy Bradley <mbradley@madisoncountync.gov>  
Subject: Re: Derek Allen-attorney representing the Grandview Campground Applicant

Hi Terrey, On track for 450 today. Will check in AM. Have a great rest of your day ☺

Sent from my iPhone

On Jan 20, 2021, at 12:54 PM, tdolan@madisoncountync.gov wrote:

Norris,

How's things on the vaccine front?

Staying warn enough?

To update you, I just learned (from speaking with him), that Derek Allen is the land use attorney **for both** Grandview and Alaya!

He feels there is a (new) North Carolina Superior Court Judge's ruling (in Asheville), that may allow for alternative hearing processes, in order to go forward (in lieu of in-person testimony) for Local Govt. Public Hearings, due to Covid Safety Protocols.

I asked him to call Donny Laws, who he says he knows, to discuss his position further.

I told him I was hoping to be speaking with Donny on Friday morning, and we may discuss this further with him, then. Hopefully, he can catch Donny prior to our Friday AM call to discuss future public hearing logistics.

FYI,  
Terrey

-----Original Message-----

From: tdolan@madisoncountync.gov  
Sent: Wednesday, January 20, 2021 7:26am  
To: 'Norris Gentry'  
Subject: RE: Derek Allen-attorney representing the Grandview Campground Applicant

Understood.  
I shall fill you in later.  
Be safe.  
Terrey

On Jan 20, 2021 7:24 AM, Norris Gentry wrote:

**Good Morning Terrey. I am unavailable today. I am working the Vaccination Clinic at the Fair Grounds. Mr. Allen's offer to share what has been "approved" in Buncombe as "an alternative" is certainly a worthy**

**conversation. We will certainly entertain workable options during this current environment. Take care and stay safe. Talk tomorrow anytime. Have a Great Day.**

From: tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
Sent: Wednesday, January 20, 2021 7:13 AM  
To: Norris Gentry  
Subject: Derek Allen-attorney representing the Grandview Campground Applicant

Norris, good morning!

I wanted to share what Derek Allen shared in regards to this client, Grandview Campground. I was not sure if you got cc'd or not on his response yesterday evening.

Mr. Allen and I are going to have a 10:30 AM call this morning.

I may just 'buy some time' prior to attempting an escape off this hill, and take his call first, prior to coming in.

Thoughts on the call?  
Do you wish to be patched in, by any chance?

Terrey

On Jan 19, 2021 5:21 PM, "Derek J. Allen" wrote:  
Thank you, Terrey. Do you have some time to discuss this week? Two things, I'd like to discuss:

First, I have had a number of opportunities to engage with local government bodies during COVID times and work out through our NC court system safe alternatives to "fully in-person" meetings. I am happy to share with you the COVID-safe protocols that were recently approved by a Superior Court judge in a Buncombe County case considering how quasi-judicial hearings should be held during this time. Namely, the process is designed to afford due process for participants, and safety for all.

Second, I know the head of this opposition group well (we've been friends for years). Once I found out there was opposition, and who it was, I reached out to her for a meeting. I was able to speak with her late last week at length. She (and they) had a very, very different idea of what was being proposed. She was comforted and relieved to hear the actual vision and proposal. To that end, we are lining up a meeting to walk the property and a follow up Zoom with all interested parties.

I have good availability tomorrow, Thursday, and Friday, and can work around your schedule. Let me know your availability.

I look forward to working with you.

Derek

**Derek J. Allen**  
ALLEN STAHL + KILBOURNE  
828.412.4028 Direct  
336.339.9993 Mobile  
<https://www.djka.com/>

Date: Tue, 19 Jan 2021 14:40:27 -0500  
From: "Nancy Hendrix" <nhendrix0208@gmail.com> via BOC" <booc@madisoncountync.gov>  
To: booc@madisoncountync.gov  
Cc: msnelson@madisoncountync.gov, craiggoforth@madisoncountync.gov, ngentry@madisoncountync.gov,  
michaeltgarrison@madisoncountync.gov, mwechtel@madisoncountync.gov, tdolan@madisoncountync.gov  
Subject: Grandview Group Campground

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Enclosed is a letter documenting mine and my son's opposition to the proposed campground.

Date: Mon, 14 Dec 2020 06:29:04 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Fwd: Today...

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Sent from my iPhone

Begin forwarded message:

From: Norris Gentry  
Date: December 14, 2020 at 8:28:18 AM EST  
To: tdolan@madisoncountync.gov  
Cc: dallan@madisoncountync.gov  
Subject: Re: Today...

Thanks for the update. Have a great day. Please give me a call as you can for a couple of updates ☺

Sent from my iPhone

On Dec 14, 2020, at 8:22 AM, tdolan@madisoncountync.gov wrote:

Mornin', Darry

It feels as though it is about to snow up here, and the forecast is trying to agree with me, (for this elevation!.....)

That being said, I've got enough work with me to keep me busy from here, TODAY.

I want to try to get a couple of In-house Consultant/Owner/Developer Meetings done this week.

- .....one with John Tompkins (Grandview Ave Site)
- one with Warren Sugg (Arlene Project).....
- and perhaps one with Chris Nelson (Painl Rock Farm) too.

Is there a better day than others for you to be there for these meetings?

I "may" want to have Stuart Bass sit in, as well.

All of these projects appear to be pent up, and seem to be hoping for a JANUARY Planning Board position.

I also wish to have a sit down with you this week to review any further needs for the list of Records Requests, as we discussed.

Thoughts?

Thanks,  
Terrey

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Date: Tue, 9 Feb 2021 10:05:10 -0500 (EST)  
From: "msnelson@madisoncountync.gov" <msnelson@madisoncountync.gov>  
To: Kelley Klope <hktskelley@yahoo.com>  
Subject: RE: Proposed Group Campground Facility on 777 Grandview Road, Marshall

I appreciate your concerns on this and do understand.

Thank You,

Mark

-----Original Message-----

From: "Kelley Klope"

Sent: Thursday, February 4, 2021 3:32pm

To: "msnelson@madisoncountync.gov"

Subject: Proposed Group Campground Facility on 777 Grandview Road, Marshall

Dear Commissioner Snelson,

I have lived in or near the city of Asheville since 1994 and in 2010 I found the property and house of my dreams in the most beautiful and serene setting off Hidden Pond (Hollow) in Madison County. I live on a dirt road which I share with 4 other neighbors who I consider family. My views from every angle are woods, water and farmland. I feel like I live in my own little world sharing it with local deer, turkey, coyotes, songbirds and much more wildlife and stunning landscapes. Madison County is a unique place with a history of long line residents and the few like me who are fortunate to move in and call it home. Very little crime and the comfort of feeling safe is of high value to residents.

I am writing with great concern regarding the group campground proposed for 777 Grandview Rd. It's a very self-serving, money-making, private development that will bring in outsiders that in no way will contribute back to the county or community. I can only see negative impacts on our community such as high volume traffic, light and noise pollution and an overall negative impact on this community's welfare.

In accordance with the Madison County Land Ordinance section 8.5.3 Section C number 4 this development location and character of its use will not be in harmony with this area and our environment. This area is mostly agricultural with residents, rolling pastures and wooded acres. Drastically excavating this the land will jeopardize wildlife for sure and create erosion issues. This development will also endanger residents and wildlife health, safety and general welfare which is in violation of 8.5.3 Section C number 1. Proposed plans include septic systems for each campsite within just a couple hundred of feet of neighbors and their drinking systems. There will be obvious runoff from this development during development and during full use once completed that would affect neighboring water systems such as streams, creeks and ponds - which there are several nearby.

Housing developments in this area have steadily increased over the past several years bringing in residents who are committed to this community and ultimately raising the value of all of our homes. A Group Campground development would definitely decrease the value of homes in this area and would deter future home buyers from coming to this area. People do not move out to the county to share the narrow roads with heavy traffic and loud group gatherings that this group campground would bring. This group campground is proposing an event lawn as well, which most likely would host amplified music or other noise affecting neighbors. Transient people would cause safety issues for resident families, kids in particular, who could no longer be let to explore their own neighborhood. Campers bring in alcohol, drugs, parties, and jets that could get loose and other irresponsible behaviors that will greatly affect the welfare of this community.

The peaceful summer nights of sitting outside on our porches for nearby residents will be consumed with noise from campers who most likely will party late at night and loud music from a venue supporting weddings, festivals etc. The many acres that would be destroyed currently are the habitat for deer, turkeys, coyotes, and many other wildlife. This campground would destroy their territory. It doesn't end with just the campground. Across the street is the proposal for the sewer drainage system. So many people in and out, so much destruction from people who don't even live here. So sad to think of.

Please do your part to conserve what we can of the mountains and agricultural lands of WNC by starting right here in Madison County. You all have the power to say no to development that does not even benefit the county or community. As a close resident of this property, I fear the many negative impacts of this group campsite.

Thank you for your time and please stand up for what is best for our community and keep Madison County beautiful!

Thank you,

Kelley Klope  
505 Hidden Pond Hollow  
Alexander, NC 28701

Date: Wed, 13 Jan 2021 14:01:51 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: RE: Need for Immediate County Website Placement

---

**Thanks Terrey,**

From: tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
Sent: Wednesday, January 13, 2021, 1:49 PM  
To: Norris Gentry  
Subject: Re: Need for Immediate County Website Placement

No worries...had a long "heart to heart" chat with the Grandview Road Campground Applicant. He said he half-felt this coming!

He appreciated my candor.  
I'll fill you in later.

Terrey

Terrence S. Dolan  
Director of Planning & Zoning  
Madison County  
Office Cell: 828-206-4573

On Jan 13, 2021 1:35 PM, Norris Gentry wrote:  
Thanks Terrey ☺

Sent from my iPhone

On Jan 13, 2021, at 1:33 PM, tdolan@madisoncountync.gov wrote:

Hello Jamle,

Attached you shall find a brief announcement that notifies the County Website public readers of a necessary postponement of next Tuesday's Planning Board Mtg. (January 19th at 6:30 PM, Madison County Courthouse) until further notice.

Please kindly place this Announcement on the County Website, as soon as you are able.

Please call my cell with any questions.

Thank you for your help,

Terrey Dolan

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Date: Wed, 20 Jan 2021 07:24:26 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Cc: dommyjoelawsattorney@gmail.com, mbradley@madisoncountync.gov, msnelson@madisoncountync.gov  
Subject: RE: Derek Allen-attorney representing the Grandview Campground Applicant

**Good Morning Terrey. I am unavailable today. I am working the Vaccination Clinic at the Fair Grounds. Mr. Allen's offer to share what has been "approved" in Buncombe as "an alternative" is certainly a worthy conversation. We will certainly entertain workable options during this current environment. Take care and stay safe. Talk tomorrow anytime. Have a Great Day.**

From: tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
Sent: Wednesday, January 20, 2021 7:13 AM  
To: Norris Gentry  
Subject: Derek Allen-attorney representing the Grandview Campground Applicant

Norris, good morning!

I wanted to share what Derek Allen shared in regards to this client, Grandview Campground. I was not sure if you got cc'd or not on his response yesterday evening.

Mr. Allen and I are going to have a 10:30 AM call this morning.

I may just "buy some time" prior to attempting an escape off this hill, and take his call first, prior to coming in.

Thoughts on the call?

Do you wish to be patched in, by any chance?

Terrey

On Jan 19, 2021 5:21 PM, "Derek J. Allen" wrote:

Thank you, Terrey. Do you have some time to discuss this week? Two things, I'd like to discuss:

First, I have had a number of opportunities to engage with local government bodies during COVID times and work out through our NC court system safe alternatives to "fully in-person" meetings. I am happy to share with you the COVID-safe protocols that were recently approved by a Superior Court judge in a Buncombe County case considering how quasi-judicial hearings should be held during this time. Namely, the process is designed to afford due process for participants, and safety for all.

Second, I know the head of this opposition group well (we've been friends for years). Once I found out there was opposition, and who it was, I reached out to her for a meeting. I was able to speak with her late last week at length. She (and they) had a very, very different idea of what was being proposed. She was comforted and relieved to hear the actual vision and proposal. To that end, we are lining up a meeting to walk the property and a follow up Zoom with all interested parties.

I have good availability tomorrow, Thursday, and Friday, and can work around your schedule. Let me know your availability.

I look forward to working with you.

Derek

**Derek J. Allen**

ALLEN STAHL + KILBOURNE

828.412.4026 Direct

336.339.9993 Mobile

<https://link.edgenet.co>

Date: Tue, 19 Jan 2021 02:01:32 +0000 (UTC)  
From: "Kristy Moeller <kdmstrong@yahoo.com> via BOC" <booc@madisoncountync.gov>  
To: "booc@madisoncountync.gov" <booc@madisoncountync.gov>  
Subject: Special Use Permit: Grand View Group Campground

---

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 28 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 85 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUO, Special para 8.3.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D Moeller  
CH (COU-Rep), USA  
198 Hidden Pond Hollow  
Alexander, NC 28701

---

Date: Mon, 18 Jan 2021 23:35:19 -0500  
From: Morris Gentry <mgentry@madisoncountync.gov>  
To: Kristy Moeller <kdmoeller@yahoo.com>  
Cc: boc@madisoncountync.gov, Terry Dolan <tdolan@madisoncountync.gov>  
Subject: Re: Special Use Permit: Grand View Group Campground

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Good evening Kristy. Thank you for reaching out. Take care and stay safe.

Sent from my iPhone

On Jan 10, 2021, at 9:01 PM, Kristy Moeller via BOC wrote:

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 28 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 65 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUO, Special para 8.3.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,000 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D. Moeller  
CH (COL-Ret), USA  
188 Hidden Pond Hollow  
Alexander, NC 28701

---

Date: Wed, 20 Jan 2021 07:29:22 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: RE: Derek Allen-attorney representing the Grandview Campground Applicant

**Thanks.**

From: tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
Sent: Wednesday, January 20, 2021 7:26 AM  
To: Norris Gentry  
Subject: RE: Derek Allen-attorney representing the Grandview Campground Applicant

Understood.  
I shall fill you in later.  
Be safe.

Terrey

On Jan 20, 2021 7:24 AM, Norris Gentry <ngentry@madisoncountync.gov> wrote:

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From: tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
Sent: Wednesday, January 20, 2021 7:13 AM  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Derek Allen-attorney representing the Grandview Campground Applicant

Norris, good morning!

I wanted to share what Derek Allen shared in regards to this client, Grandview Campground. I was not sure if you got cc'd or not on his response yesterday evening.

Mr. Allen and I are going to have a 10:30 AM call this morning.

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Thoughts on the call?

Do you wish to be patched in, by any chance?

Terrey

On Jan 19, 2021 5:21 PM, "Derek J. Allen" wrote:

Thank you, Terrey. Do you have some time to discuss this week? Two things, I'd like to discuss:

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Second, I know the head of this opposition group well (we've been friends for years). Once I found out there was opposition, and who it was, I reached out to her for a meeting. I was able to speak with her late last week at length. She (and they) had a very, very different idea of what was being proposed. She was comforted and relieved to hear the actual vision and proposal. To that end, we are lining up a meeting to walk the property and a follow up Zoom with all interested parties.

I have good availability tomorrow, Thursday, and Friday, and can work around your schedule. Let me know your availability.

I look forward to working with you.

Derek

**Derek J. Allen**  
ALLEN STAHL + KILBOURNE  
828.412.4025 Direct  
336.339.9993 Mobile  
<https://link.edgemail.com>

Date: Thu, 11 Feb 2021 09:46:21 -0500  
From: Norris Gehry <ngehry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Cc: "Derek J. Allen" <dja@asklavnc.com>, Danny Allen <dallen@madisoncountync.gov>  
Subject: Re: BOA hearings

Thanks Terrey for the update [ ]

Sent from my iPhone

On Feb 13, 2021, at 9:25 AM, tdolan@madisoncountync.gov wrote:

Good morning, Derek.

Yes, there has been continual talk internally, about how to proceed in the "Days of Covid", with future public hearings, in-person vs Zoom-style participation, etc.

But let me first be clear, the three projects were not on a "BOA" (Board of Adjustments) Agenda. The three projects are (were) on the scheduled and legally-noticed Jan. 19th Planning Board Agenda, to go forward with "Special Use Permit" requests (Under their "Residential/Agricultural" Zoning)

My goal at this time is to proceed with the first applicant, (and existing) "Paint Rock Farm Campground and Event Center" up past Hot Springs, which already has their "Special Use Permit (Feb. 2017)", but have proposed a significant expansion of their facilities. They will be proceeding, seeking a "Special Use Permit Amendment, from the Madison County Planning Board. There have been zero questions, calls of inquiry to my office, nor any opposition to this particular project as proposed.

We are considering this agenda item "could" potentially be merged up with one of the other two projects for an upcoming Planning Board Hearing, most likely Alaya due to its earlier submittal date (than Grandview).

As a note of explanation, we have collectively decided to not have both of these other two campground project, (Alaya and Grandview) heard at the same Planning Board Meeting. Both projects have drawn so much interest from the neighboring communities. It has been all (strongly) negative, as we have discussed, and we simply can not possibly accommodate the expected general public crowd, in any county facility.

We "may" consider the use of the Ag Extension Office for the next several Planning Board (and Board of Adjustments) hearings, due to the larger size of the facility. FYI, we are actually considering the use of semi-outdoor facilities (at the County Fairgrounds) for future hearings as well. But this will not be entertained as a viable idea until Spring Weather comes in. Obviously, we are still working on site logistics.

I understand from Warren Sugg (Alaya Engineer) that the Alaya applicant is attempting to host a Sat. (2/13) quasi-Town Hall Mtg. in an effort to have some community out-reach regarding their project proposal.

I shall await the result of that meeting this coming Saturday, if it does occur. As we discussed, this project has all negative commentary coming into my office, and I expect it to generate a medium-sized contingency to show up for any future Planning Board Hearing.

However, the largest amount of vocal and written criticism is in regards to the Grandview Campground project. I truly expect in excess of 50 folks showing up in opposition to this project, based on the amount of both written and verbal comments my office has received, to date!

I shall bundle up the latest batch of Grandview comment letters, and forward them to the applicant as soon as I can. I am still averaging 2-3 letters a week in full opposition to the project, as currently proposed.

I shall be in touch as soon as we have made any final decisions regarding spaces to hold future public hearings.

I have not heard of any considered revisions to either projects' site plans, to date. If you hear of any

changes, please advise your respective clients to reach out to me as soon as possible.

Best Regards,

Terrey Dolan

-----Original Message-----

From: "Derek J. Allen"  
Sent: Wednesday, February 10, 2021 8:50pm  
To: "tdolan@madisoncountync.gov"  
Cc: "Clifton Williams", "July Labon"  
Subject: BOA hearings

Good evening, Terrey. Have you had any further discussion about when and how the BOA hearing will be held? I plan to call Danny tomorrow to discuss logistics, but didn't want to be duplicative if you have already had those discussions.

FYI - for both Grandview and Alaya, we are moving along with neighbor meetings (both individually and in groups).

Thanks!

Derek

Derek J. Allen  
Partner  
Allen Stahl + Kilbourne  
20 Town Mountain Road  
Suite 100  
Asheville, NC 28801  
828.412.4026 Direct  
828.254.4779 Main  
336.390.5925 Mobile  
828.254.5646 Fax  
www.asstavnc.com  
dja@asstavnc.com

Date: Thu, 18 Feb 2021 14:30:59 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: Terrence Dolan <tdolan@madisoncountync.gov>  
Cc: "Derek J. Allen" <dja@asklawnc.com>, dallen@madisoncountync.gov, wsugg@cdcgo.com, mbrooks@brooksea.com  
Subject: Re: Alaya and Grandview Projects-Upcoming Madison County Planning Bd Hearing Scheduling

---

Good afternoon Terrey. Thanks for the update. Have a restful evening ☐

Sent from my iPhone

On Feb 18, 2021, at 2:09 PM, Terrence Dolan wrote:

Hi Derek...just wanted to make certain that you got my earlier voicemail this morning.

Paint Rock Farm's "Special Use Permit (Amendment)", and Alaya Retreat's Request for a "Special Use Permit" shall go before the Madison County Planning Board at the Regularly Scheduled March 16th Mtg, at 6:30 PM at the NC Cooperative Extension Service Center Office at 6:30 PM.

Note: Alaya Retreat shall be second on the 3/16 Agenda, after the Paint Rock Farm project.

Then, on Tuesday, April 20th, the Grandview Campground shall be the sole agenda item for the April Planning Bd. Mtg.  
(Same place, same start time at 6:30 PM.)

At both meetings, Covid Protocols shall be strictly adhered to, in terms of seating arrangements, distancing, mandatory facial masks, etc.

Electronic posting ability for any project graphics (to a large screen) is available at the Cooperative Center Conf. Room.  
Please reach out to me with any questions.

Published Legal Notices have been requested through "The News Record" (Weekly Paper for Madison County), starting on 2/24 and published again on 3/3, in fulfillment of the required "14 Day Notice" requirements.

Thank you,

Terrey Dolan

On Feb 18, 2021 10:14 AM, "Derek J. Allen" wrote:

Morning, Terrey! On the Grandview SUP project, if you think it makes sense, we'd be open to a specially set meeting with just the Grandview project on it. My guys are (understandably) eager to get it heard as soon as possible.

Thank you,

Derek





**Derek J. Allen**

*Partner*

**Allen Stahl + Kilbourne**

**20 Town Mountain Road**

**Suite 100**

**Asheville, NC 28801**

828.412.4026 Direct

828.254.4778 Main

336.339.9993 Mobile

828.254.6646 Fax

[www.asklawnc.com](http://www.asklawnc.com)

[dja@asklawnc.com](mailto:dja@asklawnc.com)

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[www.asklawnc.com](http://www.asklawnc.com)

[dja@asklawnc.com](mailto:dja@asklawnc.com)

Date: Mon, 18 Jan 2021 23:35:19 -0500  
From: "Norris Gentry <ngentry@madisoncountync.gov> via BOC" <boc@madisoncountync.gov>  
To: Kristy Moeller <kdstrong@yahoo.com>  
Cc: boc@madisoncountync.gov, Terrey Dolan <tdolan@madisoncountync.gov>  
Subject: Re: Special Use Permit: Grand View Group Campground

---

Good evening Kristy. Thank you for reaching out. Take care and stay safe.

Sent from my iPhone

On Jan 18, 2021, at 9:01 PM, Kristy Moeller via BOC wrote:

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am a 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 65 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUO, Special para 8.5.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D Moeller  
CH (COL-Ret), USA  
198 Hidden Pond Hollow  
Alexander, NC 28701

---

Date: Wed, 20 Jan 2021 03:24:53 +0000  
From: "Derek J. Allen" <dja@asklawnc.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Subject: Re: letters and E-mails in Opposition to the Planning Board Approving Grandview Campground

---

Thanks, Terrey! Can we make it 10:30?

Sent from my iPhone

On Jan 19, 2021, at 10:15 PM, tdolan@madisoncountync.gov wrote:

Derek,

Sorry...I just happened to see your earlier response to my e-mail to you.

If you can (and please confirm), please kindly call me on either my office cell (828-206-4573),.....or try if the former line is unsuccessful, maybe around 10:00 AM tomorrow??. If this time works for you.

Thank you,  
Terrey Dolan

Terrence S. Dolan  
Director of Planning & Zoning  
Madison County  
Office Cell: 828-206-4573

On Jan 19, 2021 5:21 PM, "Derek J. Allen" wrote:

Thank you, Terrey. Do you have some time to discuss this week? Two things, I'd like to discuss:

First, I have had a number of opportunities to engage with local government bodies during COVID times and work out through our NC court system safe alternatives to "fully in-person" meetings. I am happy to share with you the COVID-safe protocols that were recently approved by a Superior Court Judge in a Buncombe County case considering how quasi-judicial hearings should be held during this time. Namely, the process is designed to afford due process for participants, and safety for all.

Second, I know the head of this opposition group well (we've been friends for years). Once I found out there was opposition, and who it was, I reached out to her for a meeting. I was able to speak with her late last week at length. She (and they) had a very, very different idea of what was being proposed. She was comforted and relieved to hear the actual vision and proposal. To that end, we are lining up a meeting to walk the property and a follow up Zoom with all interested parties.

I have good availability tomorrow, Thursday, and Friday, and can work around your schedule. Let me know your availability.

I look forward to working with you,

Derek

**Derek J. Allen**

**ALLEN STAHL + KILBOURNE**

828.412.4026 Direct

336.339.9993 Mobile

<https://link.edgепilot.com/s/c820929c/Jd96Mv1qiU6LEQIsqNgDNw?u=http://www.asklawnc.com/>

[dja@asklawnc.com](mailto:dja@asklawnc.com)

---

**From:** tdolan@madisoncountync.gov  
**Sent:** Tuesday, January 19, 2021 5:12 PM  
**To:** Derek J. Allen  
**Cc:** Norris Gentry ; Whit Oliver  
**Subject:** FW: letters and E-mails in Opposition to the Planning Board Approving Grandview Campground

Mr. Allen,

Good afternoon,

As requested by the applicant, Whit Oliver, I was asked to directly send you any letters/e-mails my office has received in regards to the Grandview Campground Project Application.

There have been numerous letters received by either mine or the County Manager's office in opposition to the Madison County Planning Board granting the required *Special Use Permit* for the *Grandview Campground Project*.

Your client's project, shall be heard before the Madison County Planning Board, at some future point in time. Again, this will be in pursuit of a required " *Special Use Permit* ", needed to permit a campground facility, located on lands designated under the the Madison County Zoning Code as "Residential/Agriculture Zoning District" ("R/A").

As you may know, the project was to be heard tonight, January 19th, but the anticipated size of the projected crowd for both this project, (and another smaller, but also somewhat controversial campground project in the village area of Barnard), caused the county to reconsider the practicality of using the Madison County Courthouse in downtown Marshall for the (legally-noticed) Regular Monthly Planning Board Mtg. and having the Board hear the "Noticed" Agenda that had three separate public hearings scheduled for campground-type projects.

That being said, an ***indefinite postponement*** was warranted and announced on the county's website last Wednesday, January 13th.

I also called Mr. Oliver that day to inform him of the issues we were facing.

The anticipated crowd would likely have been overwhelming in my estimate, (perhaps 75-90 people in attendance?), and there is no immediately available (or viable) location large enough to safely to hold such a highly-attended public hearing.

Madison County needs to hold to *Covid Protocols* , that simply would not permit such a large gathering in the courthouse, at this time.

We are focusing our collective efforts this week on reviewing alternative solutions for holding the required public hearings for the referenced Agenda's projects, but I simply do not have a location nor date, as of today to report to you.

You may reach out to me as you see the need to, on my office cell at **828-206-4573**.

Best Regards,

Terrey Dolan

Links contained in this email have been replaced. If you click on a link in the email above the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

---

Date: Thu, 11 Feb 2021 01:50:48 +0000  
From: "Derek J. Allen" <dja@asklawnc.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: Clifton Williams <cwilliams@asklawnc.com>, July Laban <jlaban@asklawnc.com>  
Subject: BOA hearings

---

Good evening, Terrey. Have you had any further discussion about when and how the BOA hearing will be held? I plan to call Donny tomorrow to discuss logistics, but didn't want to be duplicative if you have already had those discussions.

FYI - for both Grandview and Alaya, we are moving along with neighbor meetings (both individually and in groups).

Thanks!

Derek



**Derek J. Allen**  
*Partner*  
**Allen Stahl + Kilbourne**  
**20 Town Mountain Road**  
**Suite 100**  
**Asheville, NC 28801**  
828.412.4026 Direct  
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828.254.6646 Fax  
[www.asklawnc.com](http://www.asklawnc.com)  
[dja@asklawnc.com](mailto:dja@asklawnc.com)

---



Date: Mon, 11 Jan 2021 15:37:37 -0500  
From: Molly de Mattos <molly@themattandmollyteam.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Subject: Re: Grandview Campground

Thanks so so much for that information, I will keep an eye out for it.

Live Boldly,

**Molly de Mattos**  
Broker/Owner/Trainer/Coach  
o: 828.210.1697  
c: 828.231.4987  
Molly@TheMattAndMollyTeam.com  
86 Asheland Ave, Asheville NC 28801

**M&M THE MATT & MOLLY TEAM**  
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On Mon, Jan 11, 2021 at 3:37 PM [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

First of all, thank you, Ms. de Mattos for your comments and input.

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions to the January 19th Hearing process, date, time, etc.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Molly de Mattos" <[molly@themattandmollyteam.com](mailto:molly@themattandmollyteam.com)>  
Sent: Monday, January 11, 2021 2:56pm  
To: [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)  
Subject: Grandview Campground

Hi Mr. Dolan,

I trust this email finds you well today. I am just emailing to express my concerns about not approving the Grandview Campground project. I live at 28 Kelly Fields Drive off of Grandview and am concerned about the traffic impact on such a small road along with a few other concerns. I don't think it's a good fit for this area at all and would not be well received by the surrounding neighborhood. As a local real estate professional, I am also worried about the implications for allowing this now and how that could impact land usage in the future.

Thank you so much for considering the concerns and voices of our current community!

Live Boldly,

**Molly de Mattos**  
Broker/Owner/Trainer/Coach  
o: 828.210.1697  
c: 828.231.4987  
Molly@TheMattAndMollyTeam.com  
86 Asheland Ave, Asheville NC 28801

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Date: Sat, 16 Jan 2021 10:22:08 -0500  
From: Peggy Corbett <pcorbett56@gmail.com>  
To: tdolan@madisoncountync.gov  
Subject: Grandview Road: Proposed Campground

---

Terry,

I am attaching a letter that has also been mailed to your attention with the expectation that it will be shared with the Planning and Zoning Board.  
I appreciate your help in answering the many questions this community has in regard to how to effectively represent our unanimous opposition to this group campground.  
We take this proposal very seriously as it will most definitely affect our personal health, safety and general welfare.

I appreciate your time and cooperation,  
Peggy Corbett  
215 Hidden Pond Hollow



**Peggy Corbett**  
Broker | Realtor®  
Blue Ridge Properties Group

---

☎ [\(828\) 776-5084](tel:(828)776-5084)  
✉ [pcorbett56@gmail.com](mailto:pcorbett56@gmail.com)  
🌐 [blueridgepropertiesnc.com](http://blueridgepropertiesnc.com)  
📍 22 N. Main Street, Weaverville, NC 28787



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---

Date: Tue, 23 Mar 2021 18:07:04 +0000 (UTC)  
From: Britt Lee <britt563@yahoo.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: Britt Lee <britt563@yahoo.com>  
Subject: Re: 777 Grandview Follow up - Appt Request for Britt Lee

---

Hi Terrey,

Our home address is 351 Hidden Pond Hollow, Alexander.

I have a meeting I'll have to run back inside for right at 12 noon, so if we can start as close to 11 as possible, that would be great!

Thanks,  
Britt

On Monday, March 15, 2021, 03:59:55 PM EDT, tdolan@madisoncountync.gov wrote:

Sorry...Let's shoot for **11:00 AM on Wednesday, the 24th** .

See you then.

Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Monday, March 15, 2021 3:24pm  
To: "Terrence Dolan"  
Cc: "Britt Lee"  
Subject: Fw: 777 Grandview Follow up - Appt Request for Britt Lee

Weird! I responded right back to you, see below.  
Let me know if any of this works!  
Britt

----- Forwarded Message -----

**From:** Brittany Lee  
**To:** Terrence Dolan  
**Sent:** Saturday, March 13, 2021, 05:15:37 PM EST  
**Subject:** Re: 777 Grandview Follow up - Appt Request for Britt Lee  
Hey! How about on the 24th sometime between 11-2, or 4pm and after?  
Or the 25th at 2pm or after?  
Sure! Come out to our house. You'll pass where the campground would go, and you can see our place where it would hit our property. We won't set foot on their land.  
Britt

Sent from my iPhone

On Mar 13, 2021, at 3:55 PM, Terrence Dolan wrote:

Saw the news report...  
Yes, any day but Monday, the 22nd, shall work.  
Do you wish for me to come out there?  
Just will not trespass on the property when with others, for legal reasons.  
Terrey Dolan

On Mar 13, 2021 11:44 AM, Britt Lee wrote:

Hi Terrey!

Hope you are well!

I wanted to set another meeting with you, if you don't mind? There has been a LOT of activity this week with community meetings with the developers, and I would like to fill you in on additional concerns from the community and lack of response/planning for this proposal. Many of these points will not only affect this neighborhood but will also greatly affect the county itself. Is it possible to set up a time for us to talk in person at your office, perhaps the week of March 22nd?

Thank you!

Britt Lee

828-702-4993

---

Date: Tue, 23 Mar 2021 18:07:04 +0000 (UTC)  
From: Britt Lee <britt563@yahoo.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: Britt Lee <britt563@yahoo.com>  
Subject: Re: 777 Grandview Follow up - Appt Request for Britt Lee

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Cc: "Britt Lee"  
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Thank you!  
Britt Lee  
828-702-4993

---

Date: Tue, 23 Feb 2021 04:27:03 +0000  
From: "Derek J. Allen" <dja@asklawnc.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: Norris Gentry <ngentry@madisoncountync.gov>, "donnyjoellawsattorney@gmail.com" <donnyjoellawsattorney@gmail.com>  
Subject: RE: Petition Addressees and Link to Online Petition Opposing Grandview Road Group Campground

Thank you, Terrey!

Derek

**Derek J. Allen**  
**ALLEN STAHL + KILBOURNE**  
828.412.4026 Direct  
336.339.9993 Mobile  
[www.asklawnc.com](http://www.asklawnc.com)  
[dja@asklawnc.com](mailto:dja@asklawnc.com)

---

**From:** tdolan@madisoncountync.gov  
**Sent:** Monday, February 22, 2021 2:26 PM  
**To:** Derek J. Allen  
**Cc:** Norris Gentry ; donnyjoellawsattorney@gmail.com  
**Subject:** FW: Petition Addressees and Link to Online Petition Opposing Grandview Road Group Campground

Mr. Allen,

Per your request, enclosed are both the link for the actual (Online) Petition in opposition to **Grandview Campground**, as well as a pdf for the large number of signatures that Ms. Britt Lee attests are in opposition to the project. She has kindly provided me with both items, and I informed her I was passing them along to you, as it is to be considered by this office as "public information".

Please let me know if you require any additional information.

Again, FYI: the Grandview Campground Proposal is to be heard before the Madison County Planning Board at **6:30 PM, Tuesday, April 20th**.

The public hearing for the proposal's request for a " *Special Use Permit* " shall be the Madison County's Planning Board's only Agenda Item that evening, (as of now); and will be heard at the large conference room at the **North Carolina Cooperative Extension Office, at 258 Carolina Lane, Marshall, NC 28753**.

Legal Notices shall be posted in *The News Record*, in both the March 31st and the April 7th Editions (Weekly Newspaper).

<https://link.edgepilot.com/s/9b4eaccc/790LeV1obEK3YFcRfyS8FA?u=http://chnng.it/hJTzjSN4>

Please reach out to me with any additional needs.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Sent: Tuesday, February 16, 2021 8:52am  
To: "tdolan@madisoncountync.gov" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>  
Cc: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,

Thank you for your time yesterday! It was good to finally meet you in person and discuss our concerns with this proposal. **To summarize, we do not feel that this area, with a zoned priority for farming and low density, can handle such a high density infrastructurally demanding project.**

We will communicate back to the community that the Grandview project would not be heard at a March Public Hearing and we will stay tuned for an April hearing or a date beyond that.

I wanted to provide you with some additional information to add to our file. I am also attaching the Discussion Points I gave you yesterday, that were directly from the developers. Again, please note that these were distributed to the community, and the community does not feel that their concerns are being addressed. I have also attached a few more images showing the amount of residences that surround this proposal, and the narrow road that would be used for the excessive amount of traffic coming in/out of this facility. If you can also add the plans showing how the tent sites will contain their own individual bathrooms and HVAC systems I



provided to you yesterday to our file, that would be appreciated as well.

Furthermore, I am attaching the current look at the online petition that over 450 to date have signed in opposition. I would also like for you to know that the community has raised approximately \$3,000.00 and rising, to help with opposition efforts against the developers. There are flyers being distributed throughout the community in opposition and a separate email account called "[stopgrandviewcampground@gmail.com](mailto:stopgrandviewcampground@gmail.com)" has been created to help facilitate community efforts against this project. If you've been to the area recently, you will also see yard signs along the way in front of numerous residences showing opposition to this project. It has created quite the stir, as you already are aware!

I hope this documentation will help the Planning Board agree that this would be a detrimental project to this area. If you have any questions, please let me know!

Thank you,

Britt

On Friday, February 5, 2021, 01:13:32 PM EST, [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:  
Yes, see you then.

Terrey Dolan

-----Original Message-----

From: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>

Sent: Friday, February 5, 2021 1:05pm

To: "[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>

Cc: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!

Haha! Well, it's a random holiday our office gave us since they didn't give us MLK day!

Yes, we can be there on the 15th at 11am. Yes, across the hall from the Tax Dept at the 5707 building?

Thanks,

Britt

On Friday, February 5, 2021, 12:58:20 PM EST, [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:  
Hello Britt,

Yes! Somewhat surprisingly, Madison County **is not closed for President's Day!**

I can meet, say at **11:00 AM on Monday, February 15th, here at our offices**, if that works for you?  
Do you have the location?  
Please RSVP.

Thanks,

Terrey Dolan

-----Original Message-----

From: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>

Sent: Friday, February 5, 2021 12:12pm

To: "[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>

Cc: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>, "Christopher Lee" <[christopherblee@gmail.com](mailto:christopherblee@gmail.com)>

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!

Thank you for responding, and for the information!

1) Not sure if you are closed for Feb. 15th holiday but if not, we could meet anytime that day. We also have the afternoon of the 16th and 17th open as well, anytime let's say 2:30pm and onward. Would any of these times work for you?

2) Great information to have! And yes, I agree, in speaking to many of the community who have an interest in this proposal, I do know a fair amount of them do not have zoom meeting capabilities, including some of the adjoining property owners.

Thank you!

Britt

On Friday, February 5, 2021, 11:56:27 AM EST, [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:  
1) Just let me know when you' like to meet, and I'll double check my calendar.

2) Secondly, the county is on an "**Indefinite Hold**" due to the need to ensure Covid Protocols are met, and until we can get a better understanding on how to proceed with "Public Hearings" where folks are not actually in person, if that is at all appropriate.

FYI, some very recent judges' rulings, (but not yet in our Superior Court District, to my knowledge) have

allowed for Zoom Public Input. Unfortunately, this county seems to be (unfairly) lacking in the ability to ensure everyone has a fair chance to provide their input, via the lack of internet connection, etc.

That being said, there shall be no further Madison County Planning Board, or Board of Adjustment, Public Hearings scheduled until we can confidently, safely and fairly provide the public with their opportunity to express their opinions on projects seeking their required approvals from these two Boards.

Look forward to hearing back from you.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Sent: Friday, February 5, 2021 11:05am  
To: "[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>  
Cc: "Sylvia Riddle" <[sshelton@madisoncountync.gov](mailto:sshelton@madisoncountync.gov)>, "Christopher Lee" <[christopherblee@gmail.com](mailto:christopherblee@gmail.com)>, "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,

I hope you have had a great week!

I'm following up on a possible appointment to me, however in the meantime can you please provide me with any update you may have on whether the Feb 16th Public Hearing to review the 777 Grandview project will take place?

Thank you!

Britt

On Monday, January 25, 2021, 08:06:38 AM EST, Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)> wrote:

Hi Terrey,

Kindly following up on this. Could we possibly schedule an hour with you this week, perhaps, so we can go through some concerns we have, and hopefully you can answer some questions for us?

We would greatly appreciate it!

Thank you,

Britt Lee

On Wednesday, January 20, 2021, 04:50:28 PM EST, Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)> wrote:

Hi Terrey!

I left the documents today with Sylvia for you to receive when you return to the office.

Also, Christopher and I would like to set up an appt with you to go through some questions that we have in relation to our own adjoining property with this proposed plan. We've been reviewing the Land Ordinance language and want to ensure we understand the special permit language versus how the layout of the plans for the campground facility we've seen. I think this would be easier if we could do in person so we can look at the plans together? Please let us know when you might have some time available in the next few business days. We would greatly appreciate it!

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That shall be fine.

Thank you,

Terrey Dolan

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Cc: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>, "Christopher Lee" <[christopherblee@gmail.com](mailto:christopherblee@gmail.com)>  
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Thanks, Terrey! You must have gotten much more snow than we did!

I'll plan to drop them off tomorrow with Ms. Shelton. I have roughly 37 letters that neighbors have entrusted me to deliver, as well as my own, opposing Grandview Group Campground. I'll likely follow up in a more official email. :-)

Thanks,



Britt

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I am working from my home up near the southern portion of Wolf Laurel today (attempting to dig out, still!)

I am not confident of being in the office tomorrow AM.

That being said, you may easily drop off any & all collected letters, and hand them to Ms. Sylvia Shelton, our Office Manager tomorrow, when it is convenient for you to do so.

The office address is 5707 US Hwy 25/70, in Suite 5, (Marshall, NC 28753).....my office is down the long hallway on the right, across the hall from the Tax Dept.

A hallway sign says Building Dept, as well as Planning & Zoning.

Hope this helps.

Terrey Dolan

On Jan 19, 2021 1:10 PM, Britt Lee < [britt563@yahoo.com](mailto:britt563@yahoo.com) > wrote:

Hi Terrey,

Due to the amount of signed letters that I'm receiving from my neighbors, it would be easier for me to hand deliver these directly to you instead of mailing. Can you please let me know if I need to make an appt for this?

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For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns. I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,

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Please review the county website in a couple of hours.

In short, the Planning Board Mtg, (and the public hearings) have been postponed until further notice.

Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd.

Hope this answers your questions for the time being.

Terrey Dolan

On Jan 13, 2021 2:01 PM, Britt Lee < [britt563@yahoo.com](mailto:britt563@yahoo.com) > wrote:

Hi Terrey,

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Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?

Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

Kind regards,

Brittany Lee

828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee < [britt563@yahoo.com](mailto:britt563@yahoo.com) > wrote:  
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Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.

We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

Thank you,

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On Monday, January 11, 2021, 03:31:01 PM EST, [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) < [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) > wrote:  
First of all, thank you for your comments and input, as well as your available information about the past

campground site proposed by Mr. Shawn Hutchens.

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At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,



Terrey Dolan

-----Original Message-----

From: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>

Sent: Monday, January 11, 2021 10:53am

To: "[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>

Cc: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,

Thank you for your time this morning!

For the minutes/information regarding the 2017 case as discussed -

The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.

We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors.

If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.

Thank you for your time! I look forward to hearing back from you!

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Alexander, NC 28701

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Cc: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>

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Kind regards,

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351 Hidden Pond Hollow  
Alexander, NC 28701  
828-702-4993

Links contained in this email have been replaced. If you click on a link in the email above the link will be analyzed for

known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

---

Date: Wed, 24 Mar 2021 10:31:07 -0400 (EDT)  
From: My Calendar <tdolan@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: Reminder: Meet with Lee's at Grandview

---

The following event begins in 30 minutes: Subject: Meet with Lee's at Grandview Location: Start Time: 03/24/2021  
11:00 am End Time: 03/24/2021 12:30 pm

---

Date: Tue, 19 Jan 2021 14:40:27 -0500  
From: Nancy Hendrix <nhendrix0208@gmail.com>  
To: boc@madisoncountync.gov  
Cc: msnelson@madisoncountync.gov, craiggoforth@madisoncountync.gov, nentry@madisoncountync.gov, michaelgarrison@madisoncountync.gov, mwechtel@madisoncountync.gov, tdolan@madisoncountync.gov  
Subject: Grandview Group Campground

---

Enclosed is a letter documenting mine and my son's opposition to the proposed campground.

---

Date: Fri, 22 Jan 2021 20:42:50 +0000  
From: Stuart Bass <stuart@landofsky.org>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Subject: RE: Check In

---

No, that would be a super spreader event for sure.

Anytime sure, but I only spoke with Sam once, otherwise was the email correspondence I forwarded.

---

**From:** tdolan@madisoncountync.gov  
**Sent:** Friday, January 22, 2021 3:22 PM  
**To:** Stuart Bass  
**Subject:** RE: Check In

**Be Advised: This email originated from outside Land of Sky**

Hi....all is good, but the need for ensuring Covid Safety Protocols and the threat of a huge crowd (maybe upwards of 75-90 folks?) for both the *Alaya Campground* in Barnard....(i.e. the need for an approved **Special Use Permit** (Planning Bd Mtg),.. and the proposed *Grandview Road Campground* (over near Ivy Branch Rd), forced us to indefinitely postpone any further Planning Board or Board of Adjustment Hearings.

Could not in conscience, subject the crowd to a *potential* overflow crowd, if you get my meaning!

It may be towards the end of March, (or even later), if we are forced to hold to in-person public hearings, before we can accommodate these sizes of crowds for projects that draw obvious neighboring opposition!

Hey, differentnt topic: May we talk on the phone early next week at your convenience, about any past conversations you might have had with the Varn Couple?

Thanks,  
Terrey

-----Original Message-----

From: "Stuart Bass" <[stuart@landofsky.org](mailto:stuart@landofsky.org)>  
Sent: Friday, January 22, 2021 2:30pm  
To: "[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>  
Subject: Check In

Terrey,

Just checking in, everything going ok?

Stuart

---

Date: Mon, 25 Jan 2021 13:06:21 +0000 (UTC)  
From: Britt Lee <britt563@yahoo.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: Sylvia Riddle <sshelton@madisoncountync.gov>, Christopher Lee <christopherblee@gmail.com>, Britt Lee <britt563@yahoo.com>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

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Hi Terrey,

Kindly following up on this. Could we possibly schedule an hour with you this week, perhaps, so we can go through some concerns we have, and hopefully you can answer some questions for us?

We would greatly appreciate it!

Thank you,  
Britt Lee

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That shall be fine.

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Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

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I'll plan to drop them off tomorrow with Ms. Shelton. I have roughly 37 letters that neighbors have entrusted me to deliver, as well as my own, opposing Grandview Group Campground. I'll likely follow up in a more official email. :-)  
Thanks,  
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I am not confident of being in the office tomorrow AM.  
That being said, you may easily drop off any & all collected letters, and hand them to Ms. Sylvia Shelton, our Office Manager tomorrow, when it is convenient for you to do so.  
The office address is 5707 US Hwy 25/70, in Suite 5, (Marshall, NC 28753).....my office is down the long hallway on the right, across the hall from the Tax Dept.  
A hallway sign says Building Dept, as well as Planning & Zoning.  
Hope this helps.



Terrey Dolan

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Hi Terrey,

Due to the amount of signed letters that I'm receiving from my neighbors, it would be easier for me to hand deliver these directly to you instead of mailing. Can you please let me know if I need to make an appt for this?

Thanks,

Britt Lee

On Wednesday, January 13, 2021, 04:26:46 PM EST, Britt Lee wrote:

Thank you, Terrey! (FYI, the website indicates Jan. 19, 2020, not 2021.) This is good news for us, as we do need to speak to this. For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns.

I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,

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On Wednesday, January 13, 2021, 02:43:48 PM EST, tdolan@madisoncountync.gov wrote:

Please review the county website in a couple of hours.

In short, the Planning Board Mtg, (and the public hearings) have been postponed until further notice.

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Hope this answers your questions for the time being.

Terrey Dolan

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Hi Terrey,

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Please let me know what accommodations can be made so we can set up the live stream.

Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?

Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

Kind regards,

Brittany Lee

828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee wrote:

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At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

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Cc: "Britt Lee"

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Thank you for your time! I look forward to hearing back from you!

Kind regards,

Brittany Lee

351 Hidden Pond Hollow

Alexander, NC 28701

828-702-4993

Date: Tue, 12 Jan 2021 10:36:51 -0500  
From: Natalie Weaver <natalie.a.weaver@gmail.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Subject: Re: Grandview Rd Group Campground

---

Understood and will do, thank you! I'll let our immediate neighbors know the website as well.

*Natalie Weaver*  
828.767.5164  
[natalie.a.weaver@gmail.com](mailto:natalie.a.weaver@gmail.com)

On Tue, Jan 12, 2021 at 10:14 AM [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:  
Ms. Weaver,

Thank you for your letter and comments regarding the Grandview Campground project.

As I have echoed to others, please be sure (over the next several days) to check the county's Website.

Some pending "Covid Protocols" may be forthcoming, and as a result, there "may" be some public hearing revisions.

I am sorry, but I have no further details to provide at this hour.

Thank you,  
Terrey Dolan

-----Original Message-----

From: "Natalie Weaver" <[natalie.a.weaver@gmail.com](mailto:natalie.a.weaver@gmail.com)>  
Sent: Tuesday, January 12, 2021 9:54am  
To: [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)  
Subject: Grandview Rd Group Campground

Good Morning, Mr. Dolan!

I know you're no doubt getting swamped with these letters from residents nearby the proposed Grandview Rd Group Campground, but I wanted to send in one more echoing the concern of my neighbors and request to deny the Special Use Permit. I'm attaching my letter in PDF format and am also mailing a signed copy for the January 19th hearing in case I'm unable to attend.

Thank you for helping us residents be heard. We appreciate your consideration and care. Thanks for all you to for Madison County!

Be well,

*Natalie Weaver*  
828.767.5164  
[natalie.a.weaver@gmail.com](mailto:natalie.a.weaver@gmail.com)

---

Date: Mon, 18 Jan 2021 23:35:19 -0500  
From: "Norris Gentry <ngentry@madisoncountync.gov> via BOC" <boc@madisoncountync.gov>  
To: Kristy Moeller <kdmstrong@yahoo.com>  
Cc: boc@madisoncountync.gov, Terrey Dolan <tdolan@madisoncountync.gov>  
Subject: Re: Special Use Permit: Grand View Group Campground

---

Good evening Kristy. Thank you for reaching out. Take care and stay safe.

Sent from my iPhone

On Jan 18, 2021, at 9:01 PM, Kristy Moeller via BOC wrote:

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 65 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUO, Special para 8.5.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D Moeller  
CH (COL-Ret), USA  
198 Hidden Pond Hollow  
Alexander, NC 28701

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Date: Thu, 11 Feb 2021 09:46:21 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Cc: "Derek J. Allen" <dja@asklawnc.com>, Danny Allen <dallen@madisoncountync.gov>  
Subject: Re: BOA hearings

---

Thanks Terrey for the update ☐

Sent from my iPhone

On Feb 11, 2021, at 9:25 AM, tdolan@madisoncountync.gov wrote:

Good morning, Derek.

Yes, there has been continual talk internally, about how to proceed in the " *Days of Covid* ", with future public hearings, in-person vs Zoom-style participation, etc!.

But let me first be clear, the three projects were not on a "BOA" (Board of Adjustments) Agenda. The three projects are/(were) on the scheduled and legally-noticed Jan. 19th Planning Board Agenda, to go forward with " ***Special Use Permit***" requests (Under their " ***Residential/Agricultural***" Zoning)

My goal at this time is to proceed with the first applicant, (and existing) " *Paint Rock Farm Campground and Event Center*" up past Hot Springs, which already has their ***Special Use Permit (Feb. 2017)*** , but have proposed a significant expansion of their facilities. They will be proceeding, seeking a ***Special Use Permit Amendment, from the Madison County Planning Board.***

There have been **zero** questions, calls of inquiry to my office, nor any opposition to this particular project as proposed.

We are considering this agenda item "could" potentially be *married up with one of the other two projects for an upcoming Planning Board Hearing*: most likely Alaya due to its earlier submittal date (than Grandview).

As a note of explanation, we have collectively decided to not have both of these other two campground project, ( ***Alaya and Grandview*** ) , heard at the same Planning Board Meeting. Both projects have drawn so much interest from the neighboring communities. It has been all (strongly) negative, as we have discussed, and we simply can not possibly accommodate the expected general public crowd, in any county facility.

We "may" consider the use of the *Ag Extension Office* for the next several Planning Board (and Board of Adjustments) hearings, due to the larger size of the facility. FYI, we are actually considering the use of semi-outdoor facilities (at the County Fairgrounds) for future hearings as well. But this will not be entertained as a viable idea until Spring Weather comes in. Obviously, we are still working on site logistics.

I understand from Warren Sugg (Alaya Engineer) that the Alaya applicant is attempting to host a **Sat. (2/13) quasi-Town Hall Mtg.** in an effort to have some community out-reach regarding their project proposal.

I shall await the result of that meeting this coming Saturday, if it does occur.

As we discussed, this project has all negative commentary coming into my office, and I expect it to generate a *medium-sized* contingency to show up for any future Planning Board Hearing.

However, the largest amount of vocal and written criticism is in regards to the Grandview Campground project. I truly expect in excess of 50 folks showing up in opposition to this project, based on the amount of both written and verbal comments my office has received, to date!

I shall bundle up the latest batch of Grandview comment letters, and forward them to the applicant as soon as I can. I am still averaging 2-3 letters a week in full opposition to the project, as currently proposed..

I shall be in touch as soon as we have made any final decisions regarding spaces to hold future public hearings.

I have not heard of any considered revisions to either projects' site plans, to date. If you hear of any

changes, please advise your respective clients to reach out to me as soon as possible.

Best Regards,

Terrey Dolan

-----Original Message-----

From: "Derek J. Allen"

Sent: Wednesday, February 10, 2021 8:50pm

To: "tdolan@madisoncountync.gov"

Cc: "Clifton Williams" , "July Laban"

Subject: BOA hearings

Good evening, Terrey. Have you had any further discussion about when and how the BOA hearing will be held? I plan to call Donny tomorrow to discuss logistics, but didn't want to be duplicative if you have already had those discussions.

FYI - for both Grandview and Alaya, we are moving along with neighbor meetings (both individually and in groups).

Thanks!

Derek

**Derek J. Allen**

*Partner*

**Allen Stahl + Kilbourne**

**20 Town Mountain Road**

**Suite 100**

**Asheville, NC 28801**

828.412.4026 Direct

828.254.4778 Main

336.339.9993 Mobile

828.254.6646 Fax

[www.asklawnc.com](http://www.asklawnc.com)

[dja@asklawnc.com](mailto:dja@asklawnc.com)

---

Date: Wed, 13 Jan 2021 14:01:51 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: RE: Need for Immediate County Website Placement

---

## Thanks Terrey.

---

**From:** tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
**Sent:** Wednesday, January 13, 2021 1:49 PM  
**To:** Norris Gentry  
**Subject:** Re: Need for Immediate County Website Placement

No worries...had a long "heart to heart" chat with the Grandview Road Campground Applicant. He said he half-felt this coming!

He appreciated my candor.  
I'll fill you in later.

Terrey

Terrence S. Dolan  
Director of Planning & Zoning  
Madison County  
Office Cell: 828-206-4573

On Jan 13, 2021 1:35 PM, Norris Gentry wrote:  
Thanks Terrey ☐

Sent from my iPhone

On Jan 13, 2021, at 1:33 PM, [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) wrote:

Hello Jamie,

Attached you shall find a brief announcement that notifies the County Website public readers of a necessary postponement of next Tuesday's Planning Board Mtg, (January 19th at 6:30 PM, Madison County Courthouse) until further notice.

Please kindly place this Announcement on the County Website, as soon as you are able.

Please call my cell with any questions.

Thank you for your help,

Terrey Dolan

---

Date: Thu, 17 Dec 2020 11:09:11 -0500  
From: dshelton@madisoncountync.gov  
To: tdolan@madisoncountync.gov  
Subject: FW: [Inspections] Special Use Permit Application - 777 Grandview Rd. Alexander, NC 28701

---

**From:** Whit Oliver via Inspections  
**Sent:** Thursday, December 17, 2020 10:49 AM  
**To:** inspections@madisoncountync.gov  
**Subject:** [Inspections] Special Use Permit Application - 777 Grandview Rd. Alexander, NC 28701

Hello,

I am attaching a Special Use Permit Application in connection with 777 Grandview Rd. in advance of the January Planning Board meeting. The proposed use is a Group Camp.

We are developing a seasonal tent camping operation (up to 60 sites) with a central service building and community area - as laid out in our engineering plans to be submitted to the Planning Board for review. We also met with Mr. Dolan a couple of weeks ago and provided him with an overview of the project.

The following information is also included as part of the attached file:

1. Deed for the property and property description
2. Resolution for the LLC applicant allowing me to submit the application
3. Property summaries for all surrounding neighbors with names and addresses

I am sending the \$500 application fee under separate cover.

Please don't hesitate to give me a call if there are any questions on the application or if additional information is needed. I can be reached at 770-878-1659.

Thanks so much.

Kind Regards,  
David Oliver

---

Date: Fri, 9 Apr 2021 15:02:53 -0400

From: Vickers Russe Law PLLC <[vickersrusselawpllc@gmail.com](mailto:vickersrusselawpllc@gmail.com)>

To: "tdolan@madisoncountync.gov" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>

Subject: Re: Whit Oliver, Owner for Grandview Campground Project and Mark Brooks, Engineer for Grandview

---

Hi Terrey,

I hope this week finds you well. I'd like to follow up on the letter I sent on March 24.

Have you had a chance to review it and do you have any decisions or updates you can share? If so, I am available next week if you have time for a brief phone conversation.

Regards,

Rupa Vickers Russe

Bar Licensed Attorney, D.C. and N.C.

(c) 828-380-9522

Vickers Russe Law, PLLC

This communication, together with any attachments, may contain information that is confidential, proprietary, legally privileged or otherwise exempt from disclosure. If you are not the intended recipient of this communication, you are hereby notified that the distribution, reading, copying or other use of this communication and any attachments hereto is strictly prohibited. If you have received this in error, please reply immediately to the sender or destroy this communication. Thank you for your cooperation.



On Wed, Mar 24, 2021 at 5:08 PM [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

Thank you...I shall review.

Terrey Dolan

-----Original Message-----

From: "Vickers Russe Law PLLC" <[vickersrusselawpllc@gmail.com](mailto:vickersrusselawpllc@gmail.com)>

Sent: Wednesday, March 24, 2021 5:03pm

To: "[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>

Subject: Re: Whit Oliver, Owner for Grandview Campground Project and Mark Brooks, Engineer for Grandview

Dear Terrey,

Please see attached a copy of the letter I mailed out to you today on behalf of my clients Britt and Christopher Lee. Please let me know if you have any questions, or answers to my question.

Regards,

Rupa Vickers Russe

Bar Licensed Attorney, D.C. and N.C.

(c) 828-380-9522

Vickers Russe Law, PLLC

This communication, together with any attachments, may contain information that is confidential, proprietary, legally privileged or otherwise exempt from disclosure. If you are not the intended recipient of this communication, you are hereby notified that the distribution, reading, copying or other use of this communication and any attachments hereto is strictly prohibited. If you have received this in error, please reply immediately to the sender or destroy this communication. Thank you for your cooperation.



On Thu, Feb 25, 2021 at 12:41 PM [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:  
Rupa,

This what I have for the Grandview Project

Mr. Mark Brooks: (Engineer for Grandview):  
[mbrooks@brooksea.com](mailto:mbrooks@brooksea.com)

Mr. Whit Oliver: (Co-Owner) :  
[dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com)



Date: Tue, 1 Dec 2020 16:11:29 +0000  
From: John Lapins <john@329kendall.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: Whit Oliver <dwhittingtonoliver@gmail.com>  
Subject: 777 Grandview Glamping project

---

Good Morning Terry. I hear you are snowed in today but I hope you are enjoying your morning wherever you are located. Also, congratulations on starting a new position with Madison County.

We are looking at a 50 acre property at 777 Grandview (southern portion of Madison County) for a "glamping" campground operation and I wanted to reach out to give you an overview and get your thoughts on a few items. We will be submitting for site plan approval (special permit) over the next couple months but are starting site layouts and budgeting now. The initial phase is focused on 25 platform tents - 15 with full bathrooms inside & 10 using common bathrooms - with a simple common building for those shower rooms, service areas, check in and guest gathering space.

I am investigating incinerator toilets in particular with respect to designing our septic system and have been in touch with Trish Angoli (NC state engineer for the Asheville region) who is supportive but suggested I reach out to our local building department to ensure the fixture is acceptable. I have provided a link to a couple units below - If you are not familiar, they are quite simple as they use no water/produce no (piped) waste. They simply incinerate deposits (solid and/or liquid) down to simple ashes which are easily removed/disposed. The system is vented as you can see. We would utilize the electric model. As such, we would not have any "black" water but rather a "gray" water system at reduced volume to deal with.

Incinerator toilets:

[https://inspectapedia.com/septic/Incinerating\\_Toilet\\_Incinolet.php](https://inspectapedia.com/septic/Incinerating_Toilet_Incinolet.php)

<https://incineratingtoilets.com/us/product/cinderella-classic-with-vent-kit/>

If you might have a moment this week for a call, I would appreciate it. Let me know what works best for you or my partner and I will be up in the area (we live in Greenville SC) tomorrow if you happen to have a moment. We could present the project and then talk about some details like the toilets or tent permitting (temp structures?).

Let me know when we can connect by phone or in person (tomorrow).

Thank you and enjoy your day.

---

Date: Tue, 1 Dec 2020 16:11:29 +0000  
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Thank you and enjoy your day.

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Date: Mon, 22 Feb 2021 09:55:49 -0500  
From: Renea Hawkins <nanarenea14@gmail.com>  
To: tdolan@madisoncountync.gov  
Subject: Special Use Permit

---

I am writing in opposition to the proposed campground at 777 Grandview Rd, besides the disturbance of wonderful land by heavy machinery cutting and gouging the rolling hills to get sites level enough to park campers, has anyone considered the safety of the public who live and drive the roads around this area that would be used to access the campground? The roads would be Jupiter Rd to Flint Hill Rd to Grandview Rd, all three roads are curvy with not enough width to accommodate a truck and trailer combination which could easily exceed fifty feet in length with many of the larger rigs being dual rear wheel trucks (dullies) which would take up every bit of the road from white line to center yellow line in a straight area not to mention having to cross the yellow line in the sharp curves of each of the three roads. These three roads are also in Buncombe County and is Buncombe County involved in planning to widen these roads so the locals driving them from their homes to the store or work are not forced off the road by these rigs that can't negotiate these curves and stay in their lane safely? If this campground is allowed you will be putting anyone traveling these roads at risk of serious injury and vehicle damage from accidents involving these rigs. I personally have been involved in a head on collision involving a vehicle crossing the center lane into my lane and I am still, 42 years later, dealing with the injuries I sustained from that accident. This has more to do than just raping beautiful land, this has a lot to do with the safety of everyone who travels these roads every day. Thanks for your consideration of mine and others concerns in this matter, Bruce A Hawkins

---

Date: Tue, 19 Jan 2021 15:06:06 -0500

From: "Norris Gentry <ngentry@madisoncountync.gov> via BOC" <boc@madisoncountync.gov>

To: "Nancy Hendrix <nhendrix0208@gmail.com> via BOC" <boc@madisoncountync.gov>

Cc: msnelson@madisoncountync.gov, craiggoforth@madisoncountync.gov, michaelgarrison@madisoncountync.gov, mwechtel@madisoncountync.gov, tdolan@madisoncountync.gov

Subject: Re: Grandview Group Campground

---

Good afternoon Nancy. Thanks for reaching out. Have a Blessed Day. Sent from my iPhone > On Jan 19, 2021, at 2:39 PM, Nancy Hendrix via BOC wrote: > > > Enclosed is a letter documenting mine and my son's opposition to the proposed campground. >

---

Date: Mon, 18 Jan 2021 19:32:09 +0000  
From: Clifton Williams <cwilliams@asklawnc.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: "Derek J. Allen" <dja@asklawnc.com>  
Subject: RE: 777 Grandview Project

---

Mr. Dolan:

Following up, checking to see if notices/reports have been prepared, and whether you needed to revise the hearing (per your message). Are we still a go for tomorrow evening? Copied is my law partner, Derek Allen, as well.

Sincerely,

Clifton



**Clifton Williams**  
*Attorney*  
**Allen Stahl + Kilbourne**  
**20 Town Mountain Road**  
**Suite 100**  
**Asheville, NC 28801**  
828.575.5242 Direct  
828.254.4778 Main  
919.349.2248 Mobile  
828.254.6646 Fax  
[www.asklawnc.com](http://www.asklawnc.com)  
[cwilliams@asklawnc.com](mailto:cwilliams@asklawnc.com)

---

**From:** tdolan@madisoncountync.gov  
**Sent:** Tuesday, January 12, 2021 9:46 AM  
**To:** Clifton Williams  
**Subject:** RE: 777 Grandview Project

Mr. Williams,

Understood. I shall include you (as the applicant's counsel) in any future actions or correspondences. related to the project.

My plan is to reach out to all three (Planning Board) "Special Use Permit" applications' teams tomorrow early.

With possible *Covid Protocols*, awaiting implementation, there "may" be some public hearing revisions I shall need to discuss with the applicants. I do not have any further specifics to share at this hour, however.

I shall be in touch.

Terrey Dolan

-----Original Message-----

From: "Clifton Williams" <[cwilliams@asklawnc.com](mailto:cwilliams@asklawnc.com)>  
Sent: Tuesday, January 12, 2021 9:27am  
To: " [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) " <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>  
Subject: 777 Grandview Project

Mr. Dolan:

We are working with an applicant who submitted an application for a special use permit for property at 777 Grandview in Madison County. I've learned that the applicant is on the Planning Board schedule for 1/19/21. Can you please send any staff reports and notices (Meeting notice, notices to adjoining landowners, etc) that have been or will be generated for that meeting/project?

Sincerely,



**Clifton Williams**  
*Attorney*  
**Allen Stahl + Kilbourne**  
**20 Town Mountain Road**  
**Suite 100**  
**Asheville, NC 28801**

828.575.5242 Direct

828.254.4778 Main

919.349.2248 Mobile

828.254.6646 Fax

<https://link.edgepilot.com/s/15aa7e34/byfZDH8dEESsonQBcw7ijA?>

[u=http://www.asklawnc.com/](http://www.asklawnc.com/)

[cwilliams@asklawnc.com](mailto:cwilliams@asklawnc.com)

Links contained in this email have been replaced. If you click on a link in the email above the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

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Date: Thu, 18 Feb 2021 15:14:43 +0000  
From: "Derek J. Allen" <dja@asklawnc.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Subject: Grandview

---

Morning, Terrey! On the Grandview SUP project, if you think it makes sense, we'd be open to a specially set meeting with just the Grandview project on it. My guys are (understandably) eager to get it heard as soon as possible.

Thank you,

Derek



**Derek J. Allen**

*Partner*

**Allen Stahl + Kilbourne**

**20 Town Mountain Road**

**Suite 100**

**Asheville, NC 28801**

828.412.4026 Direct

828.254.4778 Main

336.339.9993 Mobile

828.254.6646 Fax

[www.asklawnc.com](http://www.asklawnc.com)

[dja@asklawnc.com](mailto:dja@asklawnc.com)

---

Date: Fri, 5 Feb 2021 18:05:34 +0000 (UTC)  
From: Britt Lee <britt563@yahoo.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: Britt Lee <britt563@yahoo.com>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

---

Hi Terrey!

Haha! Well, it's a random holiday our office gave us since they didn't give us MLK day!

Yes, we can be there on the 15th at 11am. Yes, across the hall from the Tax Dept at the 5707 building?

Thanks,  
Britt

On Friday, February 5, 2021, 12:58:20 PM EST, tdolan@madisoncountync.gov wrote:

Hello Britt,

Yes! Somewhat surprisingly, Madison County **is not closed for President's Day!**

I can meet, say at **11:00 AM on Monday, February 15th, here at our offices**, if that works for you?  
Do you have the location?  
Please RSVP.

Thanks,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Friday, February 5, 2021 12:12pm  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee", "Christopher Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!

Thank you for responding, and for the information!

1) Not sure if you are closed for Feb. 15th holiday but if not, we could meet anytime that day. We also have the afternoon of the 16th and 17th open as well, anytime let's say 2:30pm and onward. Would any of these times work for you?  
2) Great information to have! And yes, I agree, in speaking to many of the community who have an interest in this proposal, I do know a fair amount of them do not have zoom meeting capabilities, including some of the adjoining property owners.

Thank you!

Britt

On Friday, February 5, 2021, 11:56:27 AM EST, tdolan@madisoncountync.gov wrote:

1) Just let me know when you' like to meet, and I'll double check my calendar.

2) Secondly, the county is on an "***Indefinite Hold***" due to the need to ensure Covid Protocols are met, and until we can get a better understanding on how to proceed with "Public Hearings" where folks are not actually in person, if that is at all appropriate.

FYI, some very recent judges' rulings, ( but not yet in our Superior Court District, to my knowledge ) have allowed for Zoom Public Input. Unfortunately, this county seems to be (unfairly) lacking in the ability to ensure everyone has a fair chance to provide their input, via the lack of internet connection, etc.

That being said, there shall be no further Madison County Planning Board, or Board of Adjustment, Public Hearings scheduled until we can confidently, safely and fairly provide the public with their opportunity to express their opinions on projects seeking their required approvals from these two Boards.

Look forward to hearing back from you.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Friday, February 5, 2021 11:05am

To: "tdolan@madisoncountync.gov"

Cc: "Sylvia Riddle", "Christopher Lee", "Britt Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,

I hope you have had a great week!

I'm following up on a possible appointment to me, however in the meantime can you please provide me with any update you may have on whether the Feb 16th Public Hearing to review the 777 Grandview project will take place?

Thank you!

Britt

On Monday, January 25, 2021, 08:06:38 AM EST, Britt Lee wrote:

Hi Terrey,

Kindly following up on this. Could we possibly schedule an hour with you this week, perhaps, so we can go through some concerns we have, and hopefully you can answer some questions for us?

We would greatly appreciate it!

Thank you,

Britt Lee

On Wednesday, January 20, 2021, 04:50:28 PM EST, Britt Lee wrote:

Hi Terrey!

I left the documents today with Sylvia for you to receive when you return to the office.

Also, Christopher and I would like to set up an appt with you to go through some questions that we have in relation to our own adjoining property with this proposed plan. We've been reviewing the Land Ordinance language and want to ensure we understand the special permit language versus how the layout of the plans for the campground facility we've seen. I think this would be easier if we could do in person so we can look at the plans together? Please let us know when you might have some time available in the next few business days. We would greatly appreciate it!

Thank you,

Britt Lee

On Tuesday, January 19, 2021, 02:35:38 PM EST, tdolan@madisoncountync.gov wrote:

That shall be fine.

Thank you,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Tuesday, January 19, 2021 2:33pm

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee", "Christopher Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Thanks, Terrey! You must have gotten much more snow than we did!

I'll plan to drop them off tomorrow with Ms. Shelton. I have roughly 37 letters that neighbors have entrusted me to deliver, as well as my own, opposing Grandview Group Campground. I'll likely follow up in a more official email. :-)

Thanks,

Britt

On Tuesday, January 19, 2021, 02:06:28 PM EST, tdolan@madisoncountync.gov wrote:

I am working from my home up near the southern portion of Wolf Laurel today (attempting to dig out, still!)

I am not confident of being in the office tomorrow AM.

That being said, you may easily drop off any & all collected letters, and hand them to Ms. Sylvia Shelton, our Office Manager tomorrow, when it is convenient for you to do so.

The office address is 5707 US Hwy 25/70, in Suite 5, (Marshall, NC 28753).....my office is down the long hallway on the right, across the hall from the Tax Dept.

A hallway sign says Building Dept, as well as Planning & Zoning.

Hope this helps.

Terrey Dolan

On Jan 19, 2021 1:10 PM, Britt Lee wrote:

Hi Terrey,

Due to the amount of signed letters that I'm receiving from my neighbors, it would be easier for me to

hand deliver these directly to you instead of mailing. Can you please let me know if I need to make an appt for this?

Thanks,  
Britt Lee

On Wednesday, January 13, 2021, 04:26:46 PM EST, Britt Lee wrote:

Thank you, Terrey! (FYI, the website indicates Jan. 19, 2020, not 2021.) This is good news for us, as we do need to speak to this. For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns.

I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,

Britt

On Wednesday, January 13, 2021, 02:43:48 PM EST, tdolan@madisoncountync.gov wrote:

Please review the county website in a couple of hours.

In short, the Planning Board Mtg, (and the public hearings) have been postponed until further notice.

Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd.

Hope this answers your questions for the time being.

Terrey Dolan

On Jan 13, 2021 2:01 PM, Britt Lee wrote:

Hi Terrey,

I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.

We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream.

Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?

Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

Kind regards,

Brittany Lee

828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee wrote:

Hi Terry!

Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.

We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

Thank you,

Brittany

On Monday, January 11, 2021, 03:31:01 PM EST, tdolan@madisoncountync.gov wrote:

First of all, thank you for your comments and input, as well as your available information about the past campground site proposed by Mr. Shawn Hutchens.

Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's **Jan. 19th Mtg**.

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am



To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,  
Thank you for your time this morning!  
For the minutes/information regarding the 2017 case as discussed -  
The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.  
We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors. If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.  
Thank you for your time! I look forward to hearing back from you!  
Kind regards,  
Brittany Lee  
351 Hidden Pond Hollow  
Alexander, NC 28701  
828-702-4993

On Jan 19, 2021 1:10 PM, Britt Lee wrote:

Hi Terrey,  
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Thanks,  
Britt Lee

On Wednesday, January 13, 2021, 04:26:46 PM EST, Britt Lee wrote:

Thank you, Terrey! (FYI, the website indicates Jan. 19, 2020, not 2021.) This is good news for us, as we do need to speak to this. For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns.

I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,  
Britt

On Wednesday, January 13, 2021, 02:43:48 PM EST, tdolan@madisoncountync.gov wrote:

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Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

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351 Hidden Pond Hollow

Alexander, NC 28701

828-702-4993

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On Wednesday, January 13, 2021, 02:43:48 PM EST, tdolan@madisoncountync.gov wrote:

Please review the county website in a couple of hours.

In short, the Planning Board Mtg, (and the public hearings) have been postponed until further notice.

Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd.

Hope this answers your questions for the time being.

Terrey Dolan

On Jan 13, 2021 2:01 PM, Britt Lee wrote:

Hi Terrey,

I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.

We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream.

Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?

Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

Kind regards,

Brittany Lee

828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee wrote:

Hi Terry!

Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.

We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

Thank you,

Brittany

On Monday, January 11, 2021, 03:31:01 PM EST, tdolan@madisoncountync.gov wrote:

First of all, thank you for your comments and input, as well as your available information about the past campground site proposed by Mr. Shawn Hutchens.

Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's **Jan. 19th Mtg**.

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,

Thank you for your time this morning!

For the minutes/information regarding the 2017 case as discussed -

The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in

March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.

We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors.

If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.

Thank you for your time! I look forward to hearing back from you!

Kind regards,

Brittany Lee

351 Hidden Pond Hollow

Alexander, NC 28701

828-702-4993

---

Date: Tue, 19 Jan 2021 09:07:15 -0500  
From: Whit Oliver <dwhittingtonoliver@gmail.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Subject: Re: Good Morning

---

Hi Terrey,

Thanks for the email and for forwarding the comment letters. You can go ahead and send the letters directly to me and I will share them with my team.

Also, to let you know, we are in contact with a group of the neighbors and working on scheduling a meet and greet in the next week or so.

Talk to you soon and thanks again for your transparency and support as we keep moving through the process.

Btw, my son had his first Lacrosse practice over the weekend - a lot of fun to watch!

Thanks,  
Whit

Le mar. 19 janv. 2021 à 08:30, [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> a écrit :  
Whit,

As I have done with one of the other (postponed) Planning Board Agenda items, I have sent the applicant all of their related comment letters from the public received by my office, in opposition to the project.

To be fair to you as the applicant or Grandview, would you prefer for me to forward all of the Comment Letters directly to you, or to your engineer, Mark Brooks?

Please advise.

Thanks,  
Terrey Dolan

---

Date: Thu, 25 Mar 2021 06:15:11 -0400

From: Norris Gentry <ngentry@madisoncountync.gov>

To: tdolan@madisoncountync.gov

Cc: Donny Laws <donnyjoellawsattorney@gmail.com>, Mandy Bradley <mbradley@madisoncountync.gov>, Mark Snelson <msnelson@madisoncountync.gov>

Subject: Re: Whit Oliver, Owner for Grandview Campground Project and Mark Brooks, Engineer for Grandview

---

Good morning Terrey. Please give me a call on your way or when you get in. I am forwarding the letter to Donny. There is a legal extension for the Legislative mandate. However, we need to move forward ASAP on getting our updates in place. ☐.

Sent from my iPhone

On Mar 24, 2021, at 7:57 PM, tdolan@madisoncountync.gov wrote:

Forwarding today's letter from Attorney Rupa Russe.

Hopefully, we can discuss in the AM.

Thank you,  
Terrey

Terrence S. Dolan  
Director of Planning & Zoning  
Madison County  
Office Cell: 828-206-4573

----- Forwarded message -----

From: Vickers Russe Law PLLC

Date: Mar 24, 2021 5:03 PM

Subject: Re: Whit Oliver, Owner for Grandview Campground Project and Mark Brooks, Engineer for Grandview

To: tdolan@madisoncountync.gov

Cc:

Dear Terrey,

Please see attached a copy of the letter I mailed out to you today on behalf of my clients Britt and Christopher Lee. Please let me know if you have any questions, or answers to my question.

Regards,  
Rupa Vickers Russe  
Bar Licensed Attorney, D.C. and N.C.  
(c) 828-380-9522  
Vickers Russe Law, PLLC

This communication, together with any attachments, may contain information that is confidential, proprietary, legally privileged or otherwise exempt from disclosure. If you are not the intended recipient of this communication, you are hereby notified that the distribution, reading, copying or other use of this communication and any attachments hereto is strictly prohibited. If you have received this in error, please reply immediately to the sender or destroy this communication. Thank you for your cooperation.



On Thu, Feb 25, 2021 at 12:41 PM [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) < [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) > wrote:

Rupa,

This what I have for the Grandview Project

Mr. Mark Brooks: (Engineer for Grandview):

[mbrooks@brooksea.com](mailto:mbrooks@brooksea.com)

Mr. Whit Oliver: (Co-Owner) :

[dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com)

---



Date: Wed, 13 Jan 2021 19:01:13 +0000 (UTC)  
From: Britt Lee <britt563@yahoo.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: Christopher Lee <christopherblee@gmail.com>, Britt Lee <britt563@yahoo.com>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

---

Hi Terrey,  
I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.

We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream.

Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?

Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

Kind regards,  
Brittany Lee  
828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee wrote:

Hi Terry!

Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.

We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

Thank you,  
Brittany

On Monday, January 11, 2021, 03:31:01 PM EST, tdolan@madisoncountync.gov wrote:

First of all, thank you for your comments and input, as well as your available information about the past campground site proposed by Mr. Shawn Hutchens.

Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's **Jan. 19th Mtg**.

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Monday, January 11, 2021 10:53am  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,

Thank you for your time this morning!

For the minutes/information regarding the 2017 case as discussed -

The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.

We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors.

If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.

Thank you for your time! I look forward to hearing back from you!

Kind regards,

Brittany Lee

351 Hidden Pond Hollow

Alexander, NC 28701

828-702-4993

---

Date: Mon, 11 Jan 2021 20:43:12 +0000 (UTC)  
From: Britt Lee <britt563@yahoo.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: Christopher Lee <christopherblee@gmail.com>, Britt Lee <britt563@yahoo.com>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

---

Hi Terry!

Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.

We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

Thank you,  
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Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Monday, January 11, 2021 10:53am  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

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We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors.

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Thank you for your time! I look forward to hearing back from you!

Kind regards,

Brittany Lee  
351 Hidden Pond Hollow  
Alexander, NC 28701  
828-702-4993

---

Date: Thu, 25 Feb 2021 00:01:12 +0000  
From: Lindsay Heigel <lheigel@madisonk12.net>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Subject: Grandview Group Campground

---

Hi Mr. Dolan,

My name is Lindsay Heigel. I'm writing to you as a concerned neighbor & community member who lives on Grandview Road. My husband and our two dogs have lived on Grandview road for over 2 years. In the past 2 years, we've almost been hit by cars walking our dogs COUNTLESS times. Pretty much every time we walk, we're almost hit by cars flying by, without the addition of a 400+ person campground. We've cleaned up the street and the grass around the road countless times, as well. Yet still, there is trash pollution and cars flying past us every single day. The traffic is already a concern without the campground in place. I can't even begin to imagine the amount of traffic 400+ people to our area would do to our roads, land, and our community. The lack of care or commitment to our roads and our community is disheartening. This will ruin our community feel and will do detrimental damage to our environment. The noise pollution ALONE is terrifying. I'm writing to you in hopes that you will understand our small Grandview Road community is already in shambles; we have no one caring for our roads, putting in sidewalks for us to walk, or truly advocating for the safety & well being of our neighbors.

Please feel free to call me at 224-500-7518 with anything further.

Thank you. Have a good evening.

A saddened and concerned neighbor,

Lindsay heigel

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Date: Fri, 26 Mar 2021 14:21:36 +0000 (UTC)  
From: Britt Lee <britt563@yahoo.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: Britt Lee <britt563@yahoo.com>  
Subject: Re: Grandview Campground Planning Board Public Hearing Delay

---

Hi Terrey,

I appreciate the push from you to them, even if it was to meet the newspaper deadline. I believe that additional supporting information from the developers is crucial, as their plans to date have been relatively incomplete which has caused a lot of speculation from the community.

To Derek's point of "work with the neighbors"....while I am agreeable to keep the line of communication open with them and our core community group will continue to be respectful in those communications, I do want to inform you that the community will continue to oppose the project as a whole. Even with reduced sites, this location is still not conducive to a project this size, and would still impact the "harmony" and character of this area. We've already discussed this in much detail, so you know our stance on traffic issues, emergency vehicle access, transient population and security, well water table concerns, etc. We will see if their revised plans address any of these items. Also, if rude emails from Whit continue, I will close this communication line and it will only remain between our attorneys.

We appreciate your open communication with us, as well as your fresh approach as a new director to keep Madison County's best interest at the forefront.

I'm very happy to know that they rescinded the Alaya application! That's great for that community! I'm sure you have informed them but I will also reach out to some of the members of that group.

Thank you, and speak soon!  
Britt

On Friday, March 26, 2021, 09:00:16 AM EDT, tdolan@madisoncountync.gov wrote:

That would be fine.

This *somewhat* got triggered yesterday, as I had previously given their engineer until yesterday morning to provide me with an updated site plan, other associated plan sheets, and new use calcs, etc.

I e-mailed them twice in the AM, and was right up against my newspaper Legal Notice deadline, and that is when Derek Allen notified me of the delay until the May 18th Planning Board date, "in an effort to work with the neighbors"...

As of now, I will be giving them until mid April to the 3rd week of April to provide me with any updated plans they wish to submit.

BTW, Alaya Retreat rescinded their application verbally yesterday, and I am now awaiting the needed *formal written request* from their group.

Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Friday, March 26, 2021 8:35am  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Re: Grandview Campground Planning Board Public Hearing Delay

Hi Terrey,

Thank you for informing me.

At what point would we receive the revised plans in order to review and prepare for the May 18th Hearing date? Shall I check in with you towards the end of April?

Thanks,

Britt

On Thursday, March 25, 2021, 03:22:37 PM EDT, tdolan@madisoncountync.gov wrote:

Ms. Lee,

I wish to inform you that as of a couple of hours ago, the applicant for the *Grandview Campground Project*, (through their attorney, Mr. Derek Allen), requested a month long delay for the necessary Planning Board Public Hearing, to consider their Specials Use Permit request.

This means, as of now, that the project shall likely be scheduled to go before the Madison County Planning Board at their Regularly Scheduled **Tuesday, May 18th Planning Board Mtg.**

We shall, once again, attempt to schedule the hearing to be at the Madison County High School Gymnasium at 6:30 PM, on Tuesday May 18th, but we must first confirm that with the School District for the use of their facilities.

Would you please kindly pass this information along to your network of concerned property owners, as well as to your legal representative?

Thank you.

Terrey Dolan

---

Date: Tue, 16 Feb 2021 09:25:12 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Cc: Danny Allen <dallen@madisoncountync.gov>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

---

Thanks Terrey for the update ☐

Sent from my iPhone

On Feb 16, 2021, at 9:22 AM, tdolan@madisoncountync.gov wrote:

Norris,

I met yesterday with Mr. and Mrs. Chris Lee (wife is Britt)....

They are a new couple who live abutting along the righthand side (southerly) of the Grandview Campground property, currently owned by the Freeman Family,. The Lee's only moved in this past August.

The **55 acre total property** is under contract to Mr. Whit Oliver, et al for this campground proposal. The additional +/-38 acres lies to the westerly side of Grandview Road.

Currently, only the +/-17 acre portion along the easterly side of Grandview Road has plans submitted in a request for a **Special Use Permit**.

Please reach out to me with any comments.

FYI,

Terrey

-----Original Message-----

From: "Britt Lee"

Sent: Tuesday, February 16, 2021 8:52am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,

Thank you for your time yesterday! It was good to finally meet you in person and discuss our concerns with this proposal. **To summarize, we do not feel that this area, with a zoned priority for farming and low density, can handle such a high density infrastructurally demanding project.**

We will communicate back to the community that the Grandview project would not be heard at a March Public Hearing and we will stay tuned for an April hearing or a date beyond that.

I wanted to provide you with some additional information to add to our file. I am also attaching the Discussion Points I gave you yesterday, that were directly from the developers. Again, please note that these were distributed to the community, and the community does not feel that their concerns are being addressed. I have also attached a few more images showing the amount of residences that surround this proposal, and the narrow road that would be used for the excessive amount of traffic coming in/out of this facility. If you can also add the plans showing how the tent sites will contain their own individual bathrooms and HVAC systems I provided to you yesterday to our file, that would be appreciated as well.

Furthermore, I am attaching the current look at the online petition that over 450 to date have signed in opposition. I would also like for you to know that the community has raised approximately \$3,000.00 and rising, to help with opposition efforts against the developers. There are flyers being distributed throughout the community in opposition and a separate email account called "stopgrandviewcampground@gmail.com" has been created to help facilitate community efforts against this project. If you've been to the area recently, you will also see yard signs along the way in front of numerous residences showing opposition to this project. It has created quite the stir, as you already are aware!

I hope this documentation will help the Planning Board agree that this would be a detrimental project to this area.

If you have any questions, please let me know!

Thank you,

Britt

On Friday, February 5, 2021, 01:13:32 PM EST, tdolan@madisoncountync.gov wrote:

Yes, see you then.

Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Friday, February 5, 2021 1:05pm

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!

Haha! Well, it's a random holiday our office gave us since they didn't give us MLK day!

Yes, we can be there on the 15th at 11am. Yes, across the hall from the Tax Dept at the 5707 building?

Thanks,

Britt

On Friday, February 5, 2021, 12:58:20 PM EST, tdolan@madisoncountync.gov wrote:

Hello Britt,

Yes! Somewhat surprisingly, Madison County **is not closed for President's Day!**

I can meet, say at **11:00 AM on Monday, February 15th, here at our offices**, if that works for you?

Do you have the location?

Please RSVP.

Thanks,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Friday, February 5, 2021 12:12pm

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee", "Christopher Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!

Thank you for responding, and for the information!

1) Not sure if you are closed for Feb. 15th holiday but if not, we could meet anytime that day. We also have the afternoon of the 16th and 17th open as well, anytime let's say 2:30pm and onward. Would any of these times work for you?

2) Great information to have! And yes, I agree, in speaking to many of the community who have an interest in this proposal, I do know a fair amount of them do not have zoom meeting capabilities, including some of the adjoining property owners.

Thank you!

Britt

On Friday, February 5, 2021, 11:56:27 AM EST, tdolan@madisoncountync.gov wrote:

1) Just let me know when you' like to meet, and I'll double check my calendar.

2) Secondly, the county is on an "***Indefinite Hold***" due to the need to ensure Covid Protocols are met, and until we can get a better understanding on how to proceed with "Public Hearings" where folks are not actually in person, if that is at all appropriate.

FYI, some very recent judges' rulings, ( but not yet in our Superior Court District, to my knowledge ) have allowed for Zoom Public Input. Unfortunately, this county seems to be (unfairly) lacking in the ability to ensure everyone has a fair chance to provide their input, via the lack of internet connection, etc.

That being said, there shall be no further Madison County Planning Board, or Board of Adjustment, Public Hearings scheduled until we can confidently, safely and fairly provide the public with their opportunity to express their opinions on projects seeking their required approvals from these two Boards.

Look forward to hearing back from you.

Best Regards,



Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Friday, February 5, 2021 11:05am

To: "tdolan@madisoncountync.gov"

Cc: "Sylvia Riddle" , "Christopher Lee" , "Britt Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,

I hope you have had a great week!

I'm following up on a possible appointment to me, however in the meantime can you please provide me with any update you may have on whether the Feb 16th Public Hearing to review the 777 Grandview project will take place?

Thank you!

Britt

On Monday, January 25, 2021, 08:06:38 AM EST, Britt Lee wrote:

Hi Terrey,

Kindly following up on this. Could we possibly schedule an hour with you this week, perhaps, so we can go through some concerns we have, and hopefully you can answer some questions for us?

We would greatly appreciate it!

Thank you,

Britt Lee

On Wednesday, January 20, 2021, 04:50:28 PM EST, Britt Lee wrote:

Hi Terrey!

I left the documents today with Sylvia for you to receive when you return to the office.

Also, Christopher and I would like to set up an appt with you to go through some questions that we have in relation to our own adjoining property with this proposed plan. We've been reviewing the Land Ordinance language and want to ensure we understand the special permit language versus how the layout of the plans for the campground facility we've seen. I think this would be easier if we could do in person so we can look at the plans together? Please let us know when you might have some time available in the next few business days. We would greatly appreciate it!

Thank you,

Britt Lee

On Tuesday, January 19, 2021, 02:35:38 PM EST, tdolan@madisoncountync.gov wrote:

That shall be fine.

Thank you,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Tuesday, January 19, 2021 2:33pm

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee" , "Christopher Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Thanks, Terrey! You must have gotten much more snow than we did!

I'll plan to drop them off tomorrow with Ms. Shelton. I have roughly 37 letters that neighbors have entrusted me to deliver, as well as my own, opposing Grandview Group Campground. I'll likely follow up in a more official email. :-)

Thanks,

Britt

On Tuesday, January 19, 2021, 02:06:28 PM EST, tdolan@madisoncountync.gov wrote:

I am working from my home up near the southern portion of Wolf Laurel today (attempting to dig out, still!)

I am not confident of being in the office tomorrow AM.

That being said, you may easily drop off any & all collected letters, and hand them to Ms. Sylvia Shelton, our Office Manager tomorrow, when it is convenient for you to do so.

The office address is 5707 US Hwy 25/70, in Suite 5, (Marshall, NC 28753).....my office is down the long hallway on the right, across the hall from the Tax Dept.

A hallway sign says Building Dept, as well as Planning & Zoning.

Hope this helps.

Terrey Dolan

On Jan 19, 2021 1:10 PM, Britt Lee wrote:

Hi Terrey,

Due to the amount of signed letters that I'm receiving from my neighbors, it would be easier for me to hand deliver these directly to you instead of mailing. Can you please let me know if I need to make an appt for this?

Thanks,

Britt Lee

On Wednesday, January 13, 2021, 04:26:46 PM EST, Britt Lee wrote:

Thank you, Terrey! (FYI, the website indicates Jan. 19, 2020, not 2021.) This is good news for us, as we do need to speak to this. For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns.

I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,

Britt

On Wednesday, January 13, 2021, 02:43:48 PM EST, tdolan@madisoncountync.gov wrote:

Please review the county website in a couple of hours.

In short, the Planning Board Mtg, (and the public hearings) have been postponed until further notice.

Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd.

Hope this answers your questions for the time being.

Terrey Dolan

On Jan 13, 2021 2:01 PM, Britt Lee wrote:

Hi Terrey,

I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.

We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream.

Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?

Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

Kind regards,

Brittany Lee

828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee wrote:

Hi Terry!

Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.

We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

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At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January 19th

Hearing process, date, time, etc.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Monday, January 11, 2021 10:53am  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group  
Campground

Hi Terry,  
Thank you for your time this morning!  
For the minutes/information regarding the 2017 case as discussed -  
The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.  
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Alexander, NC 28701  
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Cc: "Britt Lee"

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Cc: "Britt Lee"

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Kind regards,

Brittany Lee

351 Hidden Pond Hollow

Alexander, NC 28701

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---

Date: Mon, 11 Jan 2021 15:20:07 -0500  
From: Heather Brown <Heather@themattandmollyteam.com>  
To: tdolan@madisoncountync.gov  
Subject: Camp Ground off of Grandview Rd - I Oppose

---

Good Afternoon Mr. Dolan,

I trust this email finds you well! I am just emailing to express my concerns regarding the Grandview Campground project. I live at 28 Kelly Fields Drive off of Grandview Rd and am very concerned about the traffic impact on such a small road as well as what the campground may do to home prices and land use in our area.

Thank you so much for considering the concerns and voices of our current community!



**Heather Brown**  
Executive Assistant

o: 828.210.1697  
Heather@TheMattAndMollyTeam.com  
86 Asheland Ave, Asheville NC 28801



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Date: Wed, 13 Jan 2021 09:31:37 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: Re: Jared

---

Thanks for the update ☐

Sent from my iPhone

On Jan 13, 2021, at 9:29 AM, tdolan@madisoncountync.gov wrote:

Spoke at length with Jared and he seems to share my concerns regarding the hearing prospects.

As I see it now:

- Massive crowd may wish to attend, for the two (of the three) projects. Maybe be well over 50, 75, or even more (?) to speak in regards to the Grandview Camping Project and Alaya Campground (Barnard). Jared shared there is a new Facebook Page established for the Grandview Site. I have fielded, since last week, upwards of 35 calls or e-mails from surrounding neighbors (for both projects), and not one positive comment has been received by my office.
- Of course, Ms. Cody's current position weighs heavily on me, for any Live Mtgs. in upcoming future.
- We presently have no true idea how, once the panels are installed in the Courthouse, how poor or acceptable the acoustics and the existing audio equipment will perform for the purposes of next Tuesday's scheduled hearing.
- Jared is in the process of personally reaching out to the Planning Board Members to better understand their opinion. I shall keep you posted on the wishes of the Board as soon as I hear back from Mr. Silver.

Terrey

---



Date: Thu, 25 Mar 2021 12:16:18 -0400  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: RE: Deadline for Grandview Plan Revisions

---

## Thanks Terrey.

**From:** tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
**Sent:** Thursday, March 25, 2021 12:13 PM  
**To:** mbrooks@brooksea.com; Whit Oliver ; Derek Allen  
**Cc:** Norris Gentry ; donnyjoellawsattorney@gmail.com; Danny Allen  
**Subject:** Deadline for Grandview Plan Revisions

Gentlemen,

As Mark and I have discussed, the current Grandview Campground site plan necessitates parcel setback revisions to be compliant with the Campground Criteria in the Madison County Land Use Ordinance. I had also asked for a Phasing Plan Sheet (that has never been presented to my office, even though many neighbors allude to one), and a revised utility Routing Plan Sheet that corresponds with the revised tent and cabin layout and any revised site plan unit counts, etc.

I had previously informed Mark last week, that I am forced to require that new site plan materials to be submitted to me by this morning, in order to successfully meet the Deadline Date (i.e. lead times) established by Gannett News for the proper Legal Notices to run in the Madison County Weekly Newspaper "**The News Record**", and thus meet statutory deadlines for the **April 20th Planning Board Public Hearing**.

I need to know in the next hour what your decision is, please. I appreciate your cooperation in this request.

Thank you,  
Terrey Dolan

---

Date: Thu, 15 Apr 2021 12:23:09 +0000 (UTC)  
From: Britt Lee <britt563@yahoo.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: Britt Lee <britt563@yahoo.com>  
Subject: Re: Grandview Campground Planning Board Public Hearing Delay

---

Hi Terrey,

Hope you've had a good few weeks!

I wanted to check in with you, and see if there's been any further communication with Derek or the developers on their plans, or if they will still be submitting revised plans for Grandview.

In addition, have you received official confirmation from them that they are pulling the Alaya application?

Thank you!  
Britt

On Friday, March 26, 2021, 10:21:58 AM EDT, Britt Lee wrote:

Hi Terrey,

I appreciate the push from you to them, even if it was to meet the newspaper deadline. I believe that additional supporting information from the developers is crucial, as their plans to date have been relatively incomplete which has caused a lot of speculation from the community.

To Derek's point of "work with the neighbors"...while I am agreeable to keep the line of communication open with them and our core community group will continue to be respectful in those communications, I do want to inform you that the community will continue to oppose the project as a whole. Even with reduced sites, this location is still not conducive to a project this size, and would still impact the "harmony" and character of this area. We've already discussed this in much detail, so you know our stance on traffic issues, emergency vehicle access, transient population and security, well water table concerns, etc. We will see if their revised plans address any of these items. Also, if rude emails from Whit continue, I will close this communication line and it will only remain between our attorneys.

We appreciate your open communication with us, as well as your fresh approach as a new director to keep Madison County's best interest at the forefront.

I'm very happy to know that they rescinded the Alaya application! That's great for that community! I'm sure you have informed them but I will also reach out to some of the members of that group.

Thank you, and speak soon!  
Britt

On Friday, March 26, 2021, 09:00:16 AM EDT, tdolan@madisoncountync.gov wrote:

That would be fine.

This *somewhat* got triggered yesterday, as I had previously given their engineer until yesterday morning to provide me with an updated site plan, other associated plan sheets, and new use calcs, etc.

I e-mailed them twice in the AM, and was right up against my newspaper Legal Notice deadline, and that is when Derek Allen notified me of the delay until the May 18th Planning Board date, "in an effort to work with the neighbors"...

As of now, I will be giving them until mid April to the 3rd week of April to provide me with any updated plans they wish to submit.

BTW, Alaya Retreat rescinded their application verbally yesterday, and I am now awaiting the needed *formal written request* from their group.

Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Friday, March 26, 2021 8:35am  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Re: Grandview Campground Planning Board Public Hearing Delay

Hi Terrey,

Thank you for informing me.

At what point would we receive the revised plans in order to review and prepare for the May 18th Hearing date? Shall I check in with you towards the end of April?

Thanks,

Britt

On Thursday, March 25, 2021, 03:22:37 PM EDT, tdolan@madisoncountync.gov wrote:

Ms. Lee,

I wish to inform you that as of a couple of hours ago, the applicant for the *Grandview Campground Project*, (through their attorney, Mr. Derek Allen), requested a month long delay for the necessary Planning Board Public Hearing, to consider their Specials Use Permit request.

This means, as of now, that the project shall likely be scheduled to go before the Madison County Planning Board at their Regularly Scheduled **Tuesday, May 18th Planning Board Mtg.**

We shall, once again, attempt to schedule the hearing to be at the Madison County High School Gymnasium at 6:30 PM, on Tuesday May 18th, but we must first confirm that with the School District for the use of their facilities.

Would you please kindly pass this information along to your network of concerned property owners, as well as to your legal representative?

Thank you.

Terrey Dolan

---

Date: Mon, 5 Apr 2021 18:00:56 -0400  
From: Roar Ramesh Bjonnes <rbjonnes108@gmail.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Subject: Re: Concern about Grandview Road Campground

---

Dear Mr. Dolan,

thank you so much for your prompt response. This is very much appreciated. Also, thank you for your further updates on the situation.

One point not mentioned in my previous email is the very likelihood that property values will go down with such a development. Reduced property values are neither positive for the homeowners--most of whom will have most of their hard-earned wealth invested in their property--nor for Marshall county which depends to a great extent on income for its salaries and community services from property taxes. All in all, I do not think this is a wise direction to move in for this community, nor the county as a whole.  
Thanks again for listening.

Best wishes,  
Roar Bjonnes

On Mon, Apr 5, 2021 at 4:00 PM [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

Mr. Bjonnes,

Thank you for your written comments.

To update, (and hopefully correct the record), only a 17 acre portion of the **overall 55 acre property** (that happens to straddle both sides of Grandview Road) has been submitted for an application to obtain a **Special Use Permit**, to allow for and provide for a group campground on **Residential/Agricultural ("R/A") Zone land**.

I realize there is "word on the street" to potentially build a music venue of some form, on the remaining +/- 38 acres of land, situated across the road from the campground.

As I have spoken to many of the surrounding property owners over the last 3-4 months.

However, it is important to note that Madison County has *only* rec'd the application for the 17 acre campground, to date.

In fact, the **Grandview Campground Applicant's** scheduled April 20th public hearing has been requested (by the applicant) to be pushed back **until May 18th**, in order to go before the **Madison County Planning Board** for the required **Special Use Permit**.

The public hearing shall be held in the Madison County High Scholl Gymnasium (due to the expected crowd size), if the applicant choses to go forward with the project.

They have not yet provided my office with all of the required plans I have request of the applicant.

Hope this clarifies some of the story for you.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Roar Ramesh Bjonnes" <[rbjonnes108@gmail.com](mailto:rbjonnes108@gmail.com)>  
Sent: Monday, April 5, 2021 3:12pm  
To: [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)  
Subject: Concern about Grandview Road Campground

Dear Terrence Dolan,

I have come to learn of the plans to develop a campground facility and music venue on Grandview Road in Marshall.

As a neighbor, I live on 141 Katuah Drive (off of South Panhandle and Catawba Rd), which is directly "upstream" from the noise that would be generated from an eventual music venue. And so does another six or seven neighboring houses.

Since I drive to Weaverville and Asheville nearly every day on Grandview, I am also concerned about the increased traffic this plan will generate. But most of all, I am concerned for the immediate neighbors to this venue. I have talked to them, and they are devastated about the prospect of such a plan and the traffic, noise, light pollution, and extra trash such a development will cause. It will destroy this peaceful community forever. We are not against more housing per se, but we do not support this kind of development.

Thank you for your time.

As a public servant, I hope you will do the right thing.

Best wishes,  
Roar Bjonnes

---

Date: Tue, 2 Mar 2021 18:23:16 -0500  
From: Amanda Grode <amandagrode@gmail.com>  
To: Terrence Dolan <tdolan@madisoncountync.gov>  
Subject: Re: Grandview Project Proposal Plan Set

---

Hi again,

I'm just following up on my earlier email about any analysis the county is doing to measure the impacts of the outdoor hotel proposed for Grandview Road.

Thank you,

Amanda

On Fri, Feb 26, 2021 at 4:18 PM Amanda Grode <[amandagrode@gmail.com](mailto:amandagrode@gmail.com)> wrote:

Hi Terrey,

I follow-up questions: What kind of analysis is the county doing to measure the impact of this project? For example, is someone evaluating the wells to see how an outdoor hotel would impact our water supply and safety? Or how the increased traffic will impact frequency and cost of road repairs? Has the electric company that would theoretically provide electricity been consulted to see if the current electric infrastructure supports this plan?

Thank you,

Amanda

Amanda

On Wed, Feb 24, 2021 at 12:36 PM Terrence Dolan <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

I owe it to any Approval Process to try to be accomodating if a new plan, (in my review), seemed to lessen negative impacts of any project proposal.

I do not believe there is a "hard and fast" submittal deadline, within the Madison County Land Use Ordinance.

An excellent question, and I honestly do not know for certain, based on my short amount of time here with Madison County..

In my professional career, there are last minute revisions and adjustments to site plans going before various Boards for approval, all the time.

But as of now, the applicant has not asked for any revisions to their submitted plans.

Obviously, there is still nearly two months remaining before the schedule Planning Bd. Hearing, April 20th, so much may change in the next several weeks.

Best Regards,  
Terrey Dolan

On Feb 24, 2021 12:21 PM, Amanda Grode <[amandagrode@gmail.com](mailto:amandagrode@gmail.com)> wrote:

Hi Terrey,

Thanks for sending this. It's very alarming that after months of two-way communication and claims that the neighborhood's concerns matter, the only *binding* plan is the same one that caused our concerns in the first place.

If the developers were to submit a new plan, how far in advance of the meeting would they need to submit it for the zoning board's review? I can't imagine they can come with a new plan the day of the hearing?

Thank you,

Amanda

On Wed, Feb 24, 2021 at 10:03 AM [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

Ms. Grode,

Hope this Plan Set for the Grandview Road Campground successfully opens for you.

To review, this project is tentatively scheduled to be the only project under consideration at the upcoming April 20th Madison County Planning Board Mtg.

Again, the public hearing shall be for the approval by the Board of a " **Special Use Permit**", under property's current Residential/Agricultural" (R/A) Zoning.

Hope this helps you.  
Best Regard,  
Terrey Dolan

---



Date: Mon, 11 Jan 2021 14:56:31 -0500  
From: Molly de Mattos <molly@themattandmollyteam.com>  
To: tdolan@madisoncountync.gov  
Subject: Grandview Campground

---

Hi Mr. Dolan,

I trust this email finds you well today. I am just emailing to express my concerns about not approving the Grandview Campground project. I live at 28 Kelly Fields Drive off of Grandview and am concerned about the traffic impact on such a small road along with a few other concerns. I don't think it's a good fit for this area at all and would not be well received by the surrounding neighborhood.

As a local real estate professional, I am also worried about the implications for allowing this now and how that could impact land usage in the future.

Thank you so much for considering the concerns and voices of our current community!

Live Boldly,

**Molly de Mattos**  
Broker/Owner/Trainer/Coach  
o: 828.210.1697  
c: 828.231.4987  
Molly@TheMattAndMollyTeam.com  
88 Asheland Ave, Asheville NC 28801



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Date: Mon, 15 Mar 2021 23:13:08 +0000 (UTC)  
From: Britt Lee <britt563@yahoo.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Subject: Re: 777 Grandview Follow up - Appt Request for Britt Lee

---

Perfect, thank you!

Britt

On Monday, March 15, 2021, 03:59:55 PM EDT, tdolan@madisoncountync.gov wrote:

Sorry...Let's shoot for **11:00 AM on Wednesday, the 24th** .

See you then.

Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Monday, March 15, 2021 3:24pm  
To: "Terrence Dolan"  
Cc: "Britt Lee"  
Subject: Fw: 777 Grandview Follow up - Appt Request for Britt Lee

Weird! I responded right back to you, see below.

Let me know if any of this works!

Britt

----- Forwarded Message -----

**From:** Brittany Lee  
**To:** Terrence Dolan  
**Sent:** Saturday, March 13, 2021, 05:15:37 PM EST  
**Subject:** Re: 777 Grandview Follow up - Appt Request for Britt Lee

Hey! How about on the 24th sometime between 11-2, or 4pm and after?  
Or the 25th at 2pm or after?

Sure! Come out to our house. You'll pass where the campground would go, and you can see our place where it would hit our property. We won't set foot on their land.

Britt

Sent from my iPhone

On Mar 13, 2021, at 3:55 PM, Terrence Dolan wrote:

Saw the news report...

Yes, any day but Monday, the 22nd, shall work.

Do you wish for me to come out there?

Just will not trespass on the property when with others, for legal reasons.

Terrey Dolan

On Mar 13, 2021 11:44 AM, Britt Lee wrote:

Hi Terrey!

Hope you are well!

I wanted to set another meeting with you, if you don't mind? There has been a LOT of activity this week with community meetings with the developers, and I would like to fill you in on additional concerns from the community and lack of response/planning for this proposal. Many of these points will not only affect this neighborhood but will also greatly affect the county itself. Is it possible to set up a time for us to talk in person at your office, perhaps the week of March 22nd?

Thank you!

Britt Lee

828-702-4993

---



Date: Mon, 22 Feb 2021 14:05:53 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Terrence Dolan <tdolan@madisoncountync.gov>  
Subject: Petition Addressees and Link to Online Petition Opposing Grandview Road Group Campground

<http://chnng.it/hJTzjSN4>

-----Original Message-----

From: "Britt Lee"  
Sent: Tuesday, February 16, 2021 8:52am  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,

Thank you for your time yesterday! It was good to finally meet you in person and discuss our concerns with this proposal. **To summarize, we do not feel that this area, with a zoned priority for farming and low density, can handle such a high density infrastructurally demanding project.**

We will communicate back to the community that the Grandview project would not be heard at a March Public Hearing and we will stay tuned for an April hearing or a date beyond that.

I wanted to provide you with some additional information to add to our file. I am also attaching the Discussion Points I gave you yesterday, that were directly from the developers. Again, please note that these were distributed to the community, and the community does not feel that their concerns are being addressed. I have also attached a few more images showing the amount of residences that surround this proposal, and the narrow road that would be used for the excessive amount of traffic coming in/out of this facility. If you can also add the plans showing how the tent sites will contain their own individual bathrooms and HVAC systems I provided to you yesterday to our file, that would be appreciated as well.

Furthermore, I am attaching the current look at the online petition that over 450 to date have signed in opposition. I would also like for you to know that the community has raised approximately \$3,000.00 and rising, to help with opposition efforts against the developers. There are flyers being distributed throughout the community in opposition and a separate email account called "stopgrandviewcampground@gmail.com" has been created to help facilitate community efforts against this project. If you've been to the area recently, you will also see yard signs along the way in front of numerous residences showing opposition to this project. It has created quite the stir, as you already are aware!

I hope this documentation will help the Planning Board agree that this would be a detrimental project to this area.

If you have any questions, please let me know!

Thank you,

Britt

On Friday, February 5, 2021, 01:13:32 PM EST, tdolan@madisoncountync.gov wrote:  
Yes, see you then.

Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Friday, February 5, 2021 1:05pm  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!

Haha! Well, it's a random holiday our office gave us since they didn't give us MLK day!

Yes, we can be there on the 15th at 11am. Yes, across the hall from the Tax Dept at the 5707 building?

Thanks,

Britt

On Friday, February 5, 2021, 12:58:20 PM EST, tdolan@madisoncountync.gov wrote:  
Hello Britt,

Yes! Somewhat surprisingly, Madison County **is not closed for President's Day!**

I can meet , say at **11:00 AM on Monday, February 15th, here at our offices**, if that works for you?

Do you have the location?

Please RSVP.

Thanks,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Friday, February 5, 2021 12:12pm

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee" , "Christopher Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!

Thank you for responding, and for the information!

1) Not sure if you are closed for Feb. 15th holiday but if not, we could meet anytime that day. We also have the afternoon of the 16th and 17th open as well, anytime let's say 2:30pm and onward. Would any of these times work for you?

2) Great information to have! And yes, I agree, in speaking to many of the community who have an interest in this proposal, I do know a fair amount of them do not have zoom meeting capabilities, including some of the adjoining property owners.

Thank you!

Britt

On Friday, February 5, 2021, 11:56:27 AM EST, tdolan@madisoncountync.gov wrote:

1) Just let me know when you' like to meet, and I'll double check my calendar.

2) Secondly, the county is on an "**Indefinite Hold**" due to the need to ensure Covid Protocols are met, and until we can get a better understanding on how to proceed with "Public Hearings" where folks are not actually in person, if that is at all appropriate.

FYI, some very recent judges' rulings, ( but not yet in our Superior Court District, to my knowledge ) have allowed for Zoom Public Input. Unfortunately, this county seems to be (unfairly) lacking in the ability to ensure everyone has a fair chance to provide their input, via the lack of internet connection, etc.

That being said, there shall be no further Madison County Planning Board, or Board of Adjustment, Public Hearings scheduled until we can confidently, safely and fairly provide the public with their opportunity to express their opinions on projects seeking their required approvals from these two Boards.

Look forward to hearing back from you.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Friday, February 5, 2021 11:05am

To: "tdolan@madisoncountync.gov"

Cc: "Sylvia Riddle" , "Christopher Lee" , "Britt Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,

I hope you have had a great week!

I'm following up on a possible appointment to me, however in the meantime can you please provide me with any update you may have on whether the Feb 16th Public Hearing to review the 777 Grandview project will take place?

Thank you!

Britt

On Monday, January 25, 2021, 08:06:38 AM EST, Britt Lee wrote:

Hi Terrey,

Kindly following up on this. Could we possibly schedule an hour with you this week, perhaps, so we can go through some concerns we have, and hopefully you can answer some questions for us?

We would greatly appreciate it!

Thank you,

Britt Lee

On Wednesday, January 20, 2021, 04:50:28 PM EST, Britt Lee wrote:

Hi Terrey!

I left the documents today with Sylvia for you to receive when you return to the office.

Also, Christopher and I would like to set up an appt with you to go through some questions that we have in relation to our own adjoining property with this proposed plan. We've been reviewing the Land Ordinance language and want to ensure we understand the special permit language versus how the layout of the plans for the campground facility we've seen. I think this would be easier if we could do in person so we can look at the plans together? Please let us know when you might have some time available in the next few business days. We would greatly appreciate it!

Thank you,

Britt Lee

On Tuesday, January 19, 2021, 02:35:38 PM EST, tdolan@madisoncountync.gov wrote:

That shall be fine.

Thank you,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Tuesday, January 19, 2021 2:33pm

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee" , "Christopher Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Thanks, Terrey! You must have gotten much more snow than we did!  
I'll plan to drop them off tomorrow with Ms. Shelton. I have roughly 37 letters that neighbors have entrusted me to deliver, as well as my own, opposing Grandview Group Campground. I'll likely follow up in a more official email. :-)  
Thanks,  
Britt

On Tuesday, January 19, 2021, 02:06:28 PM EST, tdolan@madisoncountync.gov wrote:  
I am working from my home up near the southern portion of Wolf Laurel today (attempting to dig out, still!)

I am not confident of being in the office tomorrow AM.  
That being said, you may easily drop off any & all collected letters, and hand them to Ms. Sylvia Shelton, our Office Manager tomorrow, when it is convenient for you to do so.  
The office address is 5707 US Hwy 25/70, in Suite 5, (Marshall, NC 28753).....my office is down the long hallway on the right, across the hall from the Tax Dept.  
A hallway sign says Building Dept, as well as Planning & Zoning.  
Hope this helps.  
Terrey Dolan

On Jan 19, 2021 1:10 PM, Britt Lee wrote:

Hi Terrey,

Due to the amount of signed letters that I'm receiving from my neighbors, it would be easier for me to hand deliver these directly to you instead of mailing. Can you please let me know if I need to make an appt for this?

Thanks,  
Britt Lee

On Wednesday, January 13, 2021, 04:26:46 PM EST, Britt Lee wrote:

Thank you, Terrey! (FYI, the website indicates Jan. 19, 2020, not 2021.) This is good news for us, as we do need to speak to this. For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns.

I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,  
Britt

On Wednesday, January 13, 2021, 02:43:48 PM EST, tdolan@madisoncountync.gov wrote:  
Please review the county website in a couple of hours.

In short, the Planning Board Mtg, (and the public hearings) have been postponed until further notice. Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd.  
Hope this answers your questions for the time being.  
Terrey Dolan

On Jan 13, 2021 2:01 PM, Britt Lee wrote:

Hi Terrey,

I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.

We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream.

Also, I wanted to see if you had any update on the application from the Hutchens case from 2017? Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

Kind regards,  
Brittany Lee  
828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee wrote:  
Hi Terry!

Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.

We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

Thank you,  
Brittany

On Monday, January 11, 2021, 03:31:01 PM EST, tdolan@madisoncountync.gov wrote:

First of all, thank you for your comments and input, as well as your available information about the past campground site proposed by Mr. Shawn Hutchens.

Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's **Jan. 19th Mtg.**

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,

Thank you for your time this morning!

For the minutes/information regarding the 2017 case as discussed -

The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.

We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors.

If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.

Thank you for your time! I look forward to hearing back from you!

Kind regards,

Brittany Lee

351 Hidden Pond Hollow

Alexander, NC 28701

828-702-4993

On Jan 19, 2021 1:10 PM, Britt Lee wrote:

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Thanks,  
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I will plan to mail these letters to you, in light of the delay.

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Thank you,

Britt

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Hope this answers your questions for the time being.

Terrey Dolan

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Thank you,

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Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

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Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

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Thank you for your time! I look forward to hearing back from you!

Kind regards,

Brittany Lee

351 Hidden Pond Hollow

Alexander, NC 28701

828-702-4993

Date: Tue, 23 Feb 2021 12:45:47 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Cc: donnyjoellawsattorney@gmail.com  
Subject: Re: Upcoming Madison County Planning Board Mtg's.

Thanks Terrey ☐

Sent from my iPhone

On Feb 23, 2021, at 11:49 AM, tdolan@madisoncountync.gov wrote:

Donny,

Good morning.

I wanted to update and advise you in regards to the the now scheduled, upcoming Planning Board Meetings for both March and April.

I have come to understand that you do not normally attend these meetings, but I truly believe I need you there **for both meetings**, as attorneys shall be present at both hearings, to represent both applicants, as well as the public in opposition to two of the projects.

Below is a brief Agenda Summary for your information.

Over the next two months of Planning Board Mtgs., three different Campground Public Hearings, (to request *Special Use Permits* (or *Amendments*) from the Planning Board) shall be scheduled, as follows:

**1) Tuesday, March 16th at 6:30 PM (to be held at the NC Cooperative Extension Office)** will consist of:

**Agenda:**

**A. A *Special Use Permit Amendment*** is being sought for ***Paint Rock Farm***; originally approved by the Planning Bd. in Feb 2017. This is the only project (of three) that has not "drawn fire" from the public. It was suppose to be heard back at the Jan. 19th Planning Bd Mtg., but was scheduled to be combined with both the Alaya and the Grandview Campground Projects on that Agenda. The "opposition" was too great in numbers to hold the full agenda **safely** (i.e. Covid Protocols) in the Courthouse.

Thus, a decision was made to indefinitely postpone the Board Mtg.

**B. *Alaya Campground*** (Barnard Village Area, off of Blackwell Road (private road). This is a rather small campground project, but the sole vehicular access is along the "private" gravel and pothole-ridden Blackwell Road, which is extremely poor in condition; as is the steep, gravel driveway up to the actual property. The site is a ten Safari-style tent campground. Mr. Derek Allen is the legal representative for the applicant.

To date, ALL property owners along Blackwell Road have expressed their complete opposition to this commercial campground, citing the conditions of Blackwell Road and the additional vehicular traffic the project will create.

\*\* I know that Mr. Allen shall be attending the public hearing (as of now) on behalf of Alaya, but I do not believe more than 15-20 "opposing" residents will attend the upcoming Planning Board Hearing on March 16th.

**2) Tuesday, April 20th, at 6:30 PM (to be held at the NC Cooperative Extension Office)** will consist of:

**Agenda:** ( One Item ). It is the **only** scheduled agenda item, due to the expectation of somewhere between 50-90 opposing residents of the county attending the Public Hearing. We shall also need to make arrangements for the Madison County Sherriff's Dept. to attend this hearing.



**A. . Grandview Campground :**

Mr. Derek Allen is also the representative Counsel for this +/-55 tent (and five cabin) site campground project.

Donny, the neighboring community (surrounding the Grandview Campground) is **very** well organized, has a **Facebook Opposition Group Page** , and has also produced an *Online Petition Drive* , (formed to oppose the approval of the campground by the Madison County Planning Bd.), which, as of yesterday, had over 505 signatures stating their opposition to the project!

This scheduled agenda item (alone) was the primary rationale for postponing the Jan. 19th Planning Bd. Mtg., due to the anticipated "massive" turnout.

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We can speak further as your time allows, but I wanted to "reserve" your time for these next two scheduled Planning Board Hearings.

Thank You,

Terrey Dolan

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Date: Wed, 10 Mar 2021 12:06:13 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: Re: Pastor Kenneth Huffman

---

Thanks Terrey ☐

Sent from my iPhone

On Mar 10, 2021, at 11:39 AM, tdolan@madisoncountync.gov wrote:

I remembered what I wanted to mention to you.

The above Pastor called me the other day to vehemently oppose the *Grandview Campground Proposal*.

He has the **Grandview Baptist Church** on top of the ridge above the proposed campground.

Quite concerned about excessive traffic along those tight roads, campsite noise- buffering up against his small church property, etc.

Just an FYI,  
Terrey

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Date: Mon, 15 Feb 2021 10:30:36 -0500 (EST)  
From: My Calendar <tdolan@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: Reminder: Britt-Grandview Discussion and other items-waiting ion RSVP

---

The following event begins in 30 minutes: Subject: Britt-Grandview Discussion and other items-waiting ion RSVP  
Location: Office Start Time: 02/15/2021 11:00 am End Time: 02/15/2021 12:00 pm

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Date: Wed, 17 Mar 2021 14:45:05 -0400  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: Re: Public Hearing

Hi. Thanks for the update ☐

Sent from my iPhone

On Mar 17, 2021, at 2:16 PM, tdolan@madisoncountync.gov wrote:

Norris,

FYI, I understand from Danny that he believes that Ms. Klope is a Fire Marshall within the City of Asheville.

She is within the " *Opposition Group* " for the Grandview Campground, and was with last night's contingency that attended to see how the Planning Board operates.

I would fully expect her to be strong, vocal member of the opposition at the scheduled April 20th Planning Board Mtg.

Please note her e-mail below, and especially focus on her request for a moratorium that she provided to me.

Likewise, I can not 100% recall if I informed you that Ms. Rupa Russe has told me she is now the attorney representing the Grandview Opposition Group, and she shall be in attendance at the April 20th Hearing.

FYI,  
Terrey

-----Original Message-----

From: "Kelley Klope"  
Sent: Wednesday, March 17, 2021 1:30pm  
To: "Terrey Dolan"  
Subject: Public Hearing

Terrey,

It was nice to finally meet you face to face. I do not envy your position, especially right now, but I am sure you understand how critical your position is to the future of our communities. I am sure I am not alone when I express to you that I was very stressed last night and slept very little. I attended last night's meeting to better understand how these meetings are run, how the process works, and what to expect when I attend a meeting to speak on April 20th regarding the proposed project near my home at 777 Grandview Rd. The best word I have to describe last night is shock. I quickly witnessed developers and attorneys, civil engineers and experts in other fields basically bully the board. It was very apparent many board members were uncomfortable with information being pushed at them while the attorney recited legal jargon that they must follow. Board members seemed unsure legally how to run the meeting and how to handle actual public feedback. This is very unfortunate since it is the people who live here who need to be heard in order to preserve Madison County property.

Terrey, I have a request. I do not know the process to do this, or who makes this decision, but I highly recommend that the **powers to be of Madison County immediately stop all new planning and zoning requests to include special use permits until the land use ordinance is updated.** Word is out to developers and attorneys that Madison County has very few restrictions with lots of loopholes and they are swarming to buy up this land to build ridiculous projects that do not mesh with the harmony of our communities. It is a very sad thing to watch.

Please let me know that you have received this email and your thoughts.

Thanks for all you do,

Kelley Klope

828-778-4328

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Date: Mon, 18 Jan 2021 23:35:19 -0500  
From: "Norris Gentry <ngentry@madisoncountync.gov> via BOC" <boc@madisoncountync.gov>  
To: Kristy Moeller <kdmstrong@yahoo.com>  
Cc: boc@madisoncountync.gov, Terrey Dolan <tdolan@madisoncountync.gov>  
Subject: Re: Special Use Permit: Grand View Group Campground

---

Good evening Kristy. Thank you for reaching out. Take care and stay safe.

Sent from my iPhone

On Jan 18, 2021, at 9:01 PM, Kristy Moeller via BOC wrote:

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 65 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUO, Special para 8.5.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D Moeller  
CH (COL-Ret), USA  
198 Hidden Pond Hollow  
Alexander, NC 28701

---

Date: Mon, 18 Jan 2021 23:35:19 -0500  
From: "Norris Gentry <ngentry@madisoncountync.gov> via BOC" <boc@madisoncountync.gov>  
To: Kristy Moeller <kdmstrong@yahoo.com>  
Cc: boc@madisoncountync.gov, Terrey Dolan <tdolan@madisoncountync.gov>  
Subject: Re: Special Use Permit: Grand View Group Campground

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Respectfully Submitted,

Kristina D Moeller  
CH (COL-Ret), USA  
198 Hidden Pond Hollow  
Alexander, NC 28701

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Date: Thu, 21 Jan 2021 13:38:43 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: RE: Confirmation for January 22nd (Friday) 9:00 AM Call

---

**Hi. Please call me on my cell Thanks.**

**From:** tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
**Sent:** Thursday, January 21, 2021 1:23 PM  
**To:** donnyjoellawsattorney@gmail.com  
**Cc:** Norris Gentry ; Jaime Lunsford  
**Subject:** Confirmation for January 22nd (Friday) 9:00 AM Call

Hi Donny,

I have made a few attempts to call your office in the couple of hours, but the phone just keeps ringing.. (no voicemail, etc.).  
I verified the number with Mandy, as well.

I wanted to double check that you can be on a 9:00 AM call tomorrow morning, with Norris, Jamie Lunsford and myself to discuss future aspects of public hearings, the potential use of Zoom, etc. Your insights are vey important.

I would suggest that you simply call into Norris' office at 9:00 AM, please.

I had a long call with Attorney Derek Allen (Asheville-based?) the other day, and he said he'd reach out to you to share his perspectives based on a recent Superior Court Judge's ruling dealing with Covid and local govt. public hearing needs.

He stated he knew you.

Mr. Allen stated he is the outside counsel for **both** the Grandview Campground and the Alaya Campground Projects that were both scheduled to be heard by the January 19th Madison County Planning Board Agenda (the meeting that we were forced to postpone indefinitely).

I hope you can make the call tomorrow morning.

Please confirm if you get the chance.

Thank you,  
Terrey

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Date: Tue, 19 Jan 2021 19:33:36 +0000 (UTC)  
From: Britt Lee <britt563@yahoo.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: Britt Lee <britt563@yahoo.com>, Christopher Lee <christopherblee@gmail.com>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

---

Thanks, Terrey! You must have gotten much more snow than we did!

I'll plan to drop them off tomorrow with Ms. Shelton. I have roughly 37 letters that neighbors have entrusted me to deliver, as well as my own, opposing Grandview Group Campground. I'll likely follow up in a more official email. :-)

Thanks,  
Britt

On Tuesday, January 19, 2021, 02:06:28 PM EST, tdolan@madisoncountync.gov wrote:

I am working from my home up near the southern portion of Wolf Laurel today (attempting to dig out, still!)

I am not confident of being in the office tomorrow AM.

That being said, you may easily drop off any & all collected letters, and hand them to Ms. Sylvia Shelton, our Office Manager tomorrow, when it is convenient for you to do so.

The office address is 5707 US Hwy 25/70, in Suite 5, (Marshall, NC 28753).....my office is down the long hallway on the right, across the hall from the Tax Dept.

A hallway sign says Building Dept, as well as Planning & Zoning.

Hope this helps.

Terrey Dolan

On Jan 19, 2021 1:10 PM, Britt Lee wrote:

Hi Terrey,

Due to the amount of signed letters that I'm receiving from my neighbors, it would be easier for me to hand deliver these directly to you instead of mailing. Can you please let me know if I need to make an appt for this?

Thanks,  
Britt Lee

On Wednesday, January 13, 2021, 04:26:46 PM EST, Britt Lee wrote:

Thank you, Terrey! (FYI, the website indicates Jan. 19, 2020, not 2021.) This is good news for us, as we do need to speak to this. For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns.

I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,  
Britt

On Wednesday, January 13, 2021, 02:43:48 PM EST, tdolan@madisoncountync.gov wrote:

Please review the county website in a couple of hours.

In short, the Planning Board Mtg. (and the public hearings) have been postponed until further notice.

Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd.

Hope this answers your questions for the time being.

Terrey Dolan

On Jan 13, 2021 2:01 PM, Britt Lee wrote:

Hi Terrey,

I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.

We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream.

Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?

Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

Kind regards,  
Brittany Lee  
828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee wrote:

Hi Terry!

Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.

We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

Thank you,  
Brittany

On Monday, January 11, 2021, 03:31:01 PM EST, tdolan@madisoncountync.gov wrote:

First of all, thank you for your comments and input, as well as your available information about the past campground site proposed by Mr. Shawn Hutchens.

Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's **Jan. 19th Mtg**.

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Monday, January 11, 2021 10:53am  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,  
Thank you for your time this morning!  
For the minutes/information regarding the 2017 case as discussed -  
The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.  
We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors.  
If you have any other information you can provide us, for instance, the purpose of this camp and what the

intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.  
Thank you for your time! I look forward to hearing back from you!  
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351 Hidden Pond Hollow  
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Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

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Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

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Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

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Kind regards,

Brittany Lee

351 Hidden Pond Hollow

Alexander, NC 28701

828-702-4993

Date: Tue, 8 Dec 2020 12:37:59 -0500  
From: John Lapins <john.lapins@gmail.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Subject: 777 Grandview Avenue camping project

---

Hello Terrey, how goes it up in the snow belt?

Attached is our set to be submitted for planning approval. I wanted to run it by you first to get and connects we could pick up prior formal submission.

Once you think it passes muster, how many hard sets (and what size sheets?) do we need to submit? We have the application completed as well - do we need to submit multiple copies of that as well? Lastly what is the fee?

We should be able to submit by end of week in order to get on the January agenda.

Thank you!

----- Forwarded message -----

From: <[mbrooks@brooksea.com](mailto:mbrooks@brooksea.com)>  
Date: Tue, Dec 8, 2020 at 10:53 AM  
Subject: Site plans for Madison County  
To: Whit Oliver <[dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com)>  
CC: John Lapins <[john.lapins@gmail.com](mailto:john.lapins@gmail.com)>

Guys -

Attached are site plans for your review. We tried to keep it real simple as it sounded like that was all that was required. One thing we did was eliminate the loop road to the south as it may not be necessary now that the main road in/out is wide enough for two way traffic. Should save a lot of \$ in the long run. It can be added later if needed, this is more about units and density. We had to shift a couple of cabin units and make parking spaces a little bigger to comply with their ordinance. Let us know if you see any changes you want to make. You have completed the application so I assume you guys or the attorney will make application?

-  
Mark C. Brooks, P.E.

Brooks Engineering Associates, P.A.

17 Arlington Street

Asheville, NC 28801

(828)232-4700



Date: Wed, 20 Jan 2021 15:10:03 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: Re: Derek Allen-attorney representing the Grandview Campground Applicant

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□

Sent from my iPhone

On Jan 20, 2021, at 1:27 PM, tdolan@madisoncountync.gov wrote:

Wow! That is an admirable number!

On Jan 20, 2021 1:08 PM, Norris Gentry wrote:

Hi Terrey. On track for 450 today. Will check in AM. Have a great rest of your day □

Sent from my iPhone

On Jan 20, 2021, at 12:54 PM, tdolan@madisoncountync.gov wrote:

Norris,

How's things on the vaccine front?

Staying warn enough?  
-----

To update you,

I just learned (from speaking with him), that Derek Allen is the land use attorney **for both** Grandview and Alaya!

He feels there is a (new) North Carolina Superior Court Judge's ruling (in Asheville), that may allow for alternative hearing processes, in order to go forward (in lieu of in-person testimony) for Local Govt. Public Hearings, due to Covid Safety Protocols.

I asked him to call Donny Laws, who he says he knows, to discuss his position further.

I told him I was hoping to be speaking with Donny on Friday morning, and we may discuss this further with him, then.

Hopefully, he can catch Donny prior to our Friday AM call to discuss future public hearing logistics.

FYI,  
Terrey

-----Original Message-----

From: tdolan@madisoncountync.gov  
Sent: Wednesday, January 20, 2021 7:26am  
To: "Norris Gentry"  
Subject: RE: Derek Allen-attorney representing the Grandview Campground Applicant

Understood.  
I shall fill you in later.  
Be safe.



Terrey

On Jan 20, 2021 7:24 AM, Norris Gentry wrote:

**Good Morning Terrey. I am unavailable today. I am working the Vaccination Clinic at the Fair Grounds. Mr. Allen's offer to share what has been "approved" in Buncombe as "an alternative" is certainly a worthy conversation. We will certainly entertain workable options during this current environment. Take care and stay safe. Talk tomorrow anytime. Have a Great Day.**

**From:** tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
**Sent:** Wednesday, January 20, 2021 7:13 AM  
**To:** Norris Gentry  
**Subject:** Derek Allen-attorney representing the Grandview Campground Applicant

Norris, good morning!

I wanted to share what Derek Allen shared in regards to this client, Grandview Campground. I was not sure if you got cc'd or not on his response yesterday evening.

Mr. Allen and I are going to have a 10:30 AM call this morning.

I may just "buy some time" prior to attempting an escape off this hill,, and take his call first, prior to coming in.

Thoughts on the call?  
Do you wish to be patched in, by any chance?

Terrey

On Jan 19, 2021 5:21 PM, "Derek J. Allen" wrote:  
Thank you, Terrey. Do you have some time to discuss this week? Two things, I'd like to discuss:

First, I have had a number of opportunities to engage with local government bodies during COVID times and work out through our NC court system safe alternatives to "fully in-person" meetings. I am happy to share with you the COVID-safe protocols that were recently approved by a Superior Court Judge in a Buncombe County case considering how quasi-judicial hearings should be held during this time. Namely, the process is designed to afford due process for participants, and safety for all.

Second, I know the head of this opposition group well (we've been friends for years). Once I found out there was opposition, and who it was, I reached out to her for a meeting. I was able to speak with her late last week at length. She (and they) had a very, very different idea of what was being proposed. She was comforted and relieved to hear the actual vision and proposal. To that end, we are lining up a meeting to walk the property and a follow up Zoom with all interested parties.

I have good availability tomorrow, Thursday, and Friday, and can work around your schedule. Let me know your availability.

I look forward to working with you,

Derek

**Derek J. Allen**  
**ALLEN STAHL + KILBOURNE**  
828.412.4026 Direct  
336.339.9993 Mobile  
<https://link.edgepilot.co>

Date: Tue, 16 Feb 2021 20:51:06 +0000  
From: "Derek J. Allen" <dja@asklawnc.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Subject: FW: Grandview glamping

---

Good to speak with you, Terrey. Here are the Grandview communications.

Best,

Derek

**Derek J. Allen**  
**ALLEN STAHL + KILBOURNE**  
828.412.4026 Direct  
336.339.9993 Mobile  
[www.asklawnc.com](http://www.asklawnc.com)  
[dja@asklawnc.com](mailto:dja@asklawnc.com)

**From:** Whit Oliver <[dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com)>  
**Date:** February 12, 2021 at 9:53:17 AM EST  
**To:** Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
**Cc:** John Lapins <[john@329kendall.com](mailto:john@329kendall.com)>, Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
**Subject: Re: Grandview glamping**

Hello Britt!

No worries, hope you had a nice trip. We are still planning to escape to Boone for a few days before all the snow melts..

We'll look forward to seeing the additional questions in the next few days. What are your thoughts on timing?

It would be great to shoot for a meeting towards the end of next week - or next weekend (Saturday?) would be ideal as John could probably join me in person as well. Regarding the site plan - yes, we will revise it based on our conversations so that we can reference the changes we have discussed from the original plan.

Lastly, here's a link to the some information on the Nellie Stevens holly trees:  
[https://link.edgepilot.com/s/50ee6437/SV\\_3DXUdOEOBHKKEzDEmZA?  
u=https://www.thetreecenter.com/nellie-stevens-holly-complete-guide/](https://link.edgepilot.com/s/50ee6437/SV_3DXUdOEOBHKKEzDEmZA?u=https://www.thetreecenter.com/nellie-stevens-holly-complete-guide/)

Have a great weekend-  
Whit

Le ven. 12 févr. 2021 à 08:55, Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)> a écrit :

Hi Whit!

Apologies, as we've been out of town. I appreciate you and John sending the markup to the site plan. We will review over the weekend, as I believe I already have some additional questions to compile from the neighbors as well. I'll plan to get back to you early next week on those.

Quick question - would this revised plan be submitted to the Planning Board as a revision to the original proposal?

Thank you!  
Britt

On Tuesday, February 9, 2021, 09:53:13 AM EST, Whit Oliver <[dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com)> wrote:

Hi Britt,

Sorry to hear about your heat - ouch! That stings in February. Hopefully you guys were able to improvise and stay warm (and the problem is taken care of...)

I wanted to follow up and send the attached. John has made some initial markups to the site plan and added some dimensions to give you guys a sense of the distance between your house, the property line, and the tents. He has also added a row of trees/hedges on the property line as well.

If we reposition the two units closest to the property line, that would put the closest tent ~100 feet away and about 340 feet from your house. He has also X'ed out the road that runs along the boundary which we do not intend to build (not sure if we discussed that when we met).

Regarding landscaping ideas, we were thinking that holly trees could be a nice solution - I am sure you are familiar, but

they are super dense, hold their leaves year round, and grow to 15-25' feet. Planted closely together, the prickly leaves also serve as a natural security fence. The arborvitae is also a tall tree that grows very quickly - John has clipped in a photo of this one for reference.

Sorry for the screen shot image, the actual file is very large so it was easier (and less bulky) just to send this version.

Look forward to hearing from you regarding a meeting - talk to you soon!

Whit

Le ven. 5 févr. 2021 à 13:41, Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)> a écrit :

Hi Whit,

This weather has definitely been a bit crazy, especially since we were without heat for a few days! Luckily, we don't CrossFit outside!

I have sent your responses and information to the adjoining property owners. We will be discussing with them next week and want to give them time to review in the meantime. I can work to set something up over the next few weeks for everyone to meet with you and John. I'll keep you posted!

Speak soon,  
Britt

On Thursday, February 4, 2021, 03:51:39 PM EST, Whit Oliver <[dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com)> wrote:

Hi Britt,

This weather definitely makes for some chilly Crossfit sessions for you guys! I did a ride yesterday up around Lake Summit with a friend. It was 52 in Greenville and 38 in Saluda - much colder than I bargained for.

Thanks for sending this summary and for putting together the list of additional questions. I have provided answers below in red, some just confirming your points and others to add some additional commentary, thoughts, and/or ideas. To your question around lighting, I have attached a conceptual rendering of the clubhouse structure - we are designing it a bit differently, but this is representative of the structure and the overall "vibe" and aesthetic we would like to create for guests.

Please let me know if you need any additional clarification on any of these or if I missed something - I like your approach of having a follow up meeting with the Littles and immediate neighbors as a first step. Maybe we could target next week if that gives you time to share this and follow up with them. I am available during the week to drive up, a Saturday meeting is probably best for John if that could work. Otherwise, we could dial him in to the conversation.

He is working on marking up the site plan as well to show the modifications we discussed - tree buffer and repositioning of a few units. We will share that asap.

Thanks again for being the liaison here with the community, and facilitating these introductions!

Best,  
Whit

----- Forwarded message -----

De : **Britt Lee** <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Date: mar. 2 févr. 2021 à 14:22  
Subject: Re: Grandview glamping  
To: Whit Oliver <[dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com)>  
Cc: Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)>

Hi Whit,

Yep, the storm came rolling in not long after you left, and is continuing on today. Glad you made it back safely!

We appreciate you and John meeting us on Saturday. Chris and I have been discussing in length since then, and we've also had some conversations with the other adjoining property owners/neighbors to this project. There are a few points that I would like to outline from our conversation with you, and if you can confirm I have the correct understanding to take back to our neighbors, this would be much appreciated.

Your plan includes:

- No restaurants or large kitchens on property- food trucks or light snacks/drinks are provided in clubhouse area



for guests. **That's correct**

- Tents are on platforms – each tent/cabin includes bathroom, shower, and HVAC so they are heated and cooled. No kitchens in tents so guests would need to go out for meals or use the food trucks. **That's right - 15 tents would have full bathrooms and 10 tents would share a bathroom facility in the clubhouse. No kitchens in the tents, coffee maker and possibly a microwave only.**
- Event lawn – no concerts, speakers, or amplification. **That's right - but we would like to have acoustic music for guests at clubhouse (would need to discuss requirements for that)**
- Fire pits would be at clubhouse area. No campfires around tent sites. **Correct - common areas only**
- Plan would be to start smaller at 20-25 tents and build up to the 65+ sites. **Correct - 25 in the plan (growth of units would be incremental)**
- Additional acreage of 38 across street from plan – left open ended. Could be expansion of sites, or possibly also nature trails/mountain bike trails. **That's right**
- Plan would be to have campground open at least 9 months out of the year. **Correct**
- Plan is to have someone living there onsite when in operation to address issues, maintain grounds, security, etc. **Yes, someone that would either live on site or work an overnight shift. There would always be a staff member on site. We are currently planning to have a loft/apt space on a mezzanine level in the clubhouse to house this person.**
- Construction – as little grading as possible. Runoff onto neighbors' property would be mitigated or addressed at developers cost. **Yes, minimal grading only where necessary. Per our conversation, runoff should not be an issue. Stormwater and erosion control plans are also required, but these are not significant given the light infrastructure needs. Our engineer will also be a resource on this question to provide additional detail.**
- Only low level lighting on property – no large parking lights or event lights. **Correct**
- Parking was discussed and the proximity to the Little's property. **Correct**
- Buffers for our property were discussed at developers cost. **Correct - we think holly trees could potentially be a good solution (they are dense, tall, hold their leaves year round, and would also serve as a natural security buffer). They could also help with sound.**
- Buffers were discussed for the church and other neighboring properties. **Correct**
- Traffic – buffers were discussed but overall traffic issues cannot be mitigated. **Correct**

We also discussed:

- We discussed the guests being encouraged to visit the regional sites in Weaverville and Asheville. **Yes, that is an integral part of our operation and plan. That guests experience the area and surrounding outdoor activities - we would like to partner with local companies (ie, Navitat, NOC in Marshall, Well Bred Bakery for pastries, lunch, etc) to drive business.**
- We discussed speaking to the Little's about buffers/trees/fences to limit noise and light pollution. **That's correct**
- We talked about the 21 tent sites we could see from our home, and lining our property line. We discussed the possibility of moving back the sites away from our property line. We also discussed security issues of guests coming onto our property and other adjoining properties and how that would be handled. However, as we all pointed out, this would not prevent noise from carrying and this would still be an issue. **Correct, hopefully some natural landscaping can help to mitigate noise issues.**
- We discussed getting a meeting together with the Church to go through their questions/concerns.
- We discussed the traffic issues from an influx of the additional people coming to this area and traveling the narrow country roads, even coming back to the property after a night out in town, potential threat of drunk drivers or noise late at night at the Little's property with parking upon returning, etc.

Our remaining questions:

1. Will weddings be allowed on property? If so, would wedding parties be allowed speakers, etc for DJs or bands? **We would like to host relatively small weddings on site - for the music element, perhaps we could discuss/establish a specific decibel level not to be exceeded - and obviously no music beyond a certain hour. To reiterate, this is a high end site and our guest demographic will be on site for the tranquility that it offers - not loud music and large events, etc.**
2. Is it possible to get an idea of the exact type of lighting? **See attached rendering of the clubhouse - this is not the exact design, but is representative of the structure and the associated lighting. Also to give you an idea of the product standard. For tents, lighting will most likely be LED lanterns for front and back decks. We can continue to share details as we get further along.**
3. I don't believe we discussed relocating the parking elsewhere? **We didn't discuss this - we would like to**

continue the conversation on a landscaping/buffering solution that would alleviate visuals, light, and sound as much as possible.

4. Will onsite management and fences be used to stop guests from going off your property? Given the high end nature of the site and our target demographic, we obviously would not expect this to be an issue. But we understand your concern - staff and signage (as well as tree buffers) would all be preventative measures.

5. Where will the individual shower waste be routed? The system will route the gray water generally towards the farm house - ie, it will effectively be a gravity fed system going back down the using the natural slope of the property.

6. Where is the planned location for the septic field? It is planned for the hillside opposite the farmhouse on the other side of Grandview - generally, the section before you get to the large three phase power pole.

7. What size septic tank are you planning? Sizing is still to be determined - per our conversation, we are trying to minimize the septic footprint by using incinerator toilets. It appears that these will reduce our requirements by about 40% given new NC requirements. The tank would most likely be sized for 2-3k gallons. But keep in mind that this would be sized for additional units in the future - initial requirements for the 25 units are expected to be <1000 gallons.

8. Will there be a maximum number of food trucks allowed? Will there be any restrictions on their heating/cooling/lights/sounds? We would not expect to have more than one truck on property. Any general restrictions we agree to would apply to the food trucks as well.

9. How many drivable entrances/exits will there be? Only one primary entrance planned as shown on the site plan.

I believe these are the main discussion points from our meeting. Please feel free to correct anything or add to this, so I can communicate any clarifications to the adjoining property owners/community.

While we appreciate your vision, we are still concerned that our neighborhood, with a zoned priority for farming, cannot handle such a high density infrastructurally demanding project.

It might be helpful for us to see a revised mock-up of the plan, as you suggested John can provide, and we can continue our discussions from there. The adjoining property owners will review the responses to these discussion points, and from there we can set up a meeting with them. All the adjoining property owners have requested we do a smaller meeting together with you and your partners, so for now we will not include the larger community in this.

Again, thank you for your time and for our continued discussions on your proposal.

Kind regards,

Britt and Chris Lee

On Monday, February 1, 2021, 09:13:45 AM EST, Whit Oliver <[dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com)> wrote:

Hi Britt!

We hit quite the storm on the way back down the mountain Saturday. Thanks again for meeting with John and I. I'm glad we could get together and do that in person. It was really nice meeting both of you and we hear and appreciate all of your concerns - loud and clear.

I completely understand your cautiously optimistic feeling - and thank you for being open minded about the situation. I hope you can see that we really want to approach this in a collaborative way and I am encouraged that we can find some ways to work together.

On that note, we were talking on the drive back and thinking about some of the tents on the site plan that would be closest to your property line. As a start, let us mark up the plan and send you something that repositions a few of those to provide some additional buffer between the tents and property line. John will also add some trees there and show some "sight lines" to give you a better sense of what that could look like in terms of shielding the view from your house/property.

For meeting some of the neighbors, and especially the Littles, it might be easier (and honestly preferable) if I could come up and meet with some folks individually. I am generally available this week and next Britt (outside of Thursdays) so if I could come up in the next couple of weeks that would be great. The Littles for sure, but maybe the pastor at the church and anyone else that you think it would be important for me to meet with as a first step. Thank you for facilitating that and just let me how you would like to do it.

You have my number, please feel free to give me a call or text anytime. Thanks again, talk to you soon!

Whit

Sent from my iPhone



On Jan 27, 2021, at 1:55 PM, Britt Lee < [britt563@yahoo.com](mailto:britt563@yahoo.com) > wrote:

Hi Whit!

Yes, 2:15 should work. Let me know if anything changes but we will plan to see you and John on Saturday at that time. And thank you for clarifying which John we are meeting!

Talk soon,  
Britt

On Wednesday, January 27, 2021, 01:44:08 PM EST, Whit Oliver < [dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com) > wrote:

Thanks, Britt!

I think we can make this work. We could be up there by 2:15 - that would give us a little over an hour if we can stretch to 3:30 or so?

This is actually John Lapins. He is a partner on the design side of things and is based in Greenville with me. We would drive up earlier, but his daughter has a basketball game Saturday morning. I think you're referring to John Albers, who was part of the initial email introduction with Kelley. He is also a partner (and an attorney), but not local.

Whit

Le mer. 27 janv. 2021 à 11:33, Britt Lee < [britt563@yahoo.com](mailto:britt563@yahoo.com) > a écrit :

Hi Whit,

I'm afraid the only time we have is 12-3 on Saturday, as we need to be somewhere by 3:30-4. Would that window of time work for you guys?  
Also, would this be John joining you?

Thanks!  
Britt

On Wednesday, January 27, 2021, 09:50:13 AM EST, Whit Oliver < [dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com) > wrote:

Hi Britt,

Sorry for the delayed response. Would it be possible to meet on Saturday afternoon? I would like one of my partners to join us. He is also in Greenville, but traveling this week and can't make it on Friday. I do know where your property hits the Freemans - we can just plan to pull into the drive and walk over from there.

Also, just so you have it, my mobile is 770 878 1659. Hopefully Saturday will work!

Thanks,  
Whit

Le mar. 26 janv. 2021 à 12:22, Britt Lee < [britt563@yahoo.com](mailto:britt563@yahoo.com) > a écrit :

Hi Whit,

I appreciate your quick response. Yes, this Friday for just you and the two of us would be great. We can meet you at 1:15pm, if that's ok? How about if we meet you at the property line of where ours hits the Freemans, if you know where that is? Or if it's easier, you are welcome to drive up to our house and we can walk out from there?

Thanks!  
Britt

On Tuesday, January 26, 2021, 11:22:05 AM EST, Whit Oliver < [dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com) > wrote:

Hi Britt,

Thanks for the email and for your willingness to get together and discuss the project. I am actually

planning to be on the property this Friday if you're available? I am meeting someone there at 11:30 for an hour or so if you would like to meet after lunch around 1pm? If not, we can plan to meet on Wednesday of next week - February 3rd. I'm pretty flexible that day.

No problem at all getting together informally without an attorney involved. I would prefer that as well.

Let me know what works best. Thanks so much Britt!

Whit

Le lun. 25 janv. 2021 à 20:20, Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)> a écrit :

Hi Whit,

Thank you for reaching out, and nice to meet you. Yes, Kelley has caught us up on the correspondence between all of you. We have been carefully reviewing the proposed site plan for your project, and do have some concerns for us as adjoining property owners, as well as our neighbors and our community. We would be open to an informal meeting on the property, without legal representation involved. If you are amicable to that, we should be able to meet you either Wednesday or Friday of next week. Let me know your thoughts!

Thank you, and look forward to meeting you as well,

Britt

On Sunday, January 24, 2021, 04:07:56 PM EST, Whit Oliver <[dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com)> wrote:

Hi Britt,

This is Whit Oliver, I am the developer (along with a few partners) of the Grandview project. I have been exchanging messages with Kelley and she passed on your contact information. Not sure if you have had an opportunity to speak with her in the past week or so, but she has known our attorney in Asheville Derek Allen for quite a long time. Derek reached out to her after we learned about the concerns y'all have around the project.

First of all, as mentioned in the email chain below, I feel terrible that our project was advertised the way it was without any additional information provided to you and other neighbors on what we're actually doing. I take my share of responsibility in that as well for not reaching out directly prior to the notices being posted. Based on the lack of information, I can certainly understand your concerns and how you might perceive the project in a negative light. As Derek mentions below, we are proposing a luxury glamping concept and our goal is to preserve all of the elements that you as residents also value in the community - the beauty and serenity of the area.

I am in Greenville and will most likely be relocating to Asheville with my family at some point this year. I previously lived in Asheville and have a passion for the mountains and the area as you and your neighbors do. My partners and I are not absentee developers just parachuting in to get a project up and running. We want to be good neighbors and part of the community while bringing economic activity to Madison County at the same time.

I would welcome the opportunity to get together and tell you more about what we're proposing and answer some of your questions. Would you be available meet with Derek and myself next week sometime? Possibly Wednesday, Thursday, or Friday? We could meet on property if you'd like or maybe get together in Weaverville?

Thank you Britt, and look forward to meeting you.

Best Regards,  
Whit Oliver

Le jeu. 14 janv. 2021 à 17:15, Whit Oliver <[dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com)> a écrit :

Thanks so much, Derek.

Hi Kelley,

It's great to meet you via email and look forward to meeting up with you, Britt, and Chris very soon. So sorry that this has caused so much stress in the community. I couldn't agree more that the process that has led us to this point was sorely lacking in communication and, given the vague 'campground' description, it is completely understandable how you might perceive the project in a negative light.

I am based down in Greenville (will most likely relocate to Asheville) but lived in the area for several years - I am sure we share a passion for the place and the mountains. It is such a beautiful area with so much to offer, and our project is all about giving people the opportunity to experience that peacefulness and serenity - not diminish it. It's very important to us as well



to build a healthy relationship and be a part of the community (not just be IN the community). That is who we are, not absentee developers throwing up their next project.

It's great that you and Derek know one another and he could give you a better sense of what our product and vision is and facilitate this connection. Very grateful, Derek.

Would you, Britt, and Chris be available to meet on Monday?

Thanks,  
Whit

Le jeu. 14 janv. 2021 à 16:26, Kelley Klope <[hi.itskelley@yahoo.com](mailto:hi.itskelley@yahoo.com)> a écrit :

Hi everyone,

It is definitely a pleasure to be connected with you all. I agree with Derek that it is unfortunate how this project was advertised to the community without any explanation leaving the community to not have a full understanding which unfortunately led us to assume the worst. We actually are a smaller community with lots of acreages and we all respect and love the serenity and peacefulness of our area. I must say the last few weeks have been very stressful thinking the worst-case scenario of a possible overcrowded camping facility with loud music was to be our next neighbor.

I can't thank Derek enough for taking the time today to give me a better understanding of what the larger plan for this project is but please understand that the community is still going to be skeptical. I would like for us to coordinate a time to come together, maybe in person at your next visit to the property or virtual is great too, so that we can start building a healthy relationship as neighbors. Based on the permit plan we do still have a lot of questions and concerns. We have read articles of similar plans in neighboring communities that have not abided by the permit and turned into worst-case scenarios.

Whit and John please feel contact me directly at 828-778-4328 by phone, text, or email to try to set up a meet and greet. I will also include my neighbors Britt and Chris moving forward. Their property butts up to this parcel.

Thank you again Derek for connecting all of us.

Kelley Klope

On Thursday, January 14, 2021, 02:53:59 PM EST, J Albers <[albersjt@hotmail.com](mailto:albersjt@hotmail.com)> wrote:

Derek: Thanks for the introduction.

Hi Kelley: Pleased to meet you. I second Derek's note in apology for how our project reached your and your neighbors' doorsteps. I can see how a project like this could be perceived in a negative fashion. I look forward to meeting you, and for you to meet our group working on the project, and explaining everything in greater detail. I hope and trust you'll find us to be good, friendly, reasonable and outdoorsy people who wish to minimize impact and be good neighbors.

I think you'll meet our partner, Whit Oliver (CC'd here) in person first, but I look forward to meeting you over Zoom soon.

Thanks,  
John

On Jan 14, 2021, at 11:01 AM, Derek J. Allen <[dja@asklawnc.com](mailto:dja@asklawnc.com)> wrote:

Great to speak with you, Kelley!

I've copied my clients on this email. Please meet John Albers and Whit Oliver. As I mentioned, I've know John almost 30 years through my sister and playing soccer when we were a little younger.

Guys, please meet my friend, Kelley Klope. We've been known to drink a few beers together and I have nothing but great things to say about Kelley in our community. As I suspected, Kelley and her neighbor assumed the worst when they received the notice and basic description of the 'campground.' I spent a good chunk of time talking



Kelley through the high-end glamping experience concept that you guys are proposing. The things that Kelley and her neighbors are most concerned about (noise, parking, traffic) are going to be the same concerns that YOU guys have in preserving the elements that fit with the model that you are selling - - peace, quiet, luxury outdoor experience.

Kelley, I again apologize for how this project ended up being advertised/noticed to the community. There were a lot of factors that led to this (primarily - no one in charge of planning at the county until just recently) but, I can say this: we will be outstanding communications stewards going forward.

I told Kelley that I would put us all on an email to coordinate a time to walk the property and have a pre- or post- tour Zoom conference to discuss detailed concerns and how we can address/answer them.

Whit/John, can you guys be up here Sunday or Monday?

NOTE: I've copied my law partner, Clifton Williams, and our paralegal, Mac Young, on this email.

I look forward to our group meeting and continued discussion.

D

**Derek J. Allen**  
**ALLEN STAHL + KILBOURNE**

828.412.4026 Direct

336.339.9993 Mobile

<https://link.edgepilot.com/s/1a010642/PcgGDg06OkmihN38wrkUg?>

[u=http://www.asklawnc.com/](http://www.asklawnc.com/)

[dja@asklawnc.com](mailto:dja@asklawnc.com)

---

**From:** Kelley Klope <[hi.itskelley@yahoo.com](mailto:hi.itskelley@yahoo.com)>

**Sent:** Thursday, January 14, 2021 12:35 PM

**To:** Derek J. Allen <[dja@asklawnc.com](mailto:dja@asklawnc.com)>

**Subject:** Grandview glamping

Thank you for taking the time to share information and for making connections with the developer!

Kelley Klope

---

Links contained in this email have been replaced. If you click on a link in the email above the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

Date: Wed, 20 Jan 2021 21:50:19 +0000 (UTC)  
From: Britt Lee <britt563@yahoo.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: Sylvia Riddle <sshelton@madisoncountync.gov>, Britt Lee <britt563@yahoo.com>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

---

Hi Terrey!

I left the documents today with Sylvia for you to receive when you return to the office.

Also, Christopher and I would like to set up an appt with you to go through some questions that we have in relation to our own adjoining property with this proposed plan. We've been reviewing the Land Ordinance language and want to ensure we understand the special permit language versus how the layout of the plans for the campground facility we've seen. I think this would be easier if we could do in person so we can look at the plans together? Please let us know when you might have some time available in the next few business days. We would greatly appreciate it!

Thank you,  
Britt Lee

On Tuesday, January 19, 2021, 02:35:38 PM EST, tdolan@madisoncountync.gov wrote:

That shall be fine.

Thank you,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Tuesday, January 19, 2021 2:33pm  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee" , "Christopher Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Thanks, Terrey! You must have gotten much more snow than we did!  
I'll plan to drop them off tomorrow with Ms. Shelton. I have roughly 37 letters that neighbors have entrusted me to deliver, as well as my own, opposing Grandview Group Campground. I'll likely follow up in a more official email. :-)  
Thanks,  
Britt

On Tuesday, January 19, 2021, 02:06:28 PM EST, tdolan@madisoncountync.gov wrote:  
I am working from my home up near the southern portion of Wolf Laurel today (attempting to dig out, still!)

I am not confident of being in the office tomorrow AM.  
That being said, you may easily drop off any & all collected letters, and hand them to Ms. Sylvia Shelton, our Office Manager tomorrow, when it is convenient for you to do so.  
The office address is 5707 US Hwy 25/70, in Suite 5, (Marshall, NC 28753).....my office is down the long hallway on the right, across the hall from the Tax Dept.  
A hallway sign says Building Dept, as well as Planning & Zoning.  
Hope this helps.  
Terrey Dolan

On Jan 19, 2021 1:10 PM, Britt Lee wrote:

Hi Terrey,  
Due to the amount of signed letters that I'm receiving from my neighbors, it would be easier for me to hand deliver these directly to you instead of mailing. Can you please let me know if I need to make an appt for this?  
Thanks,  
Britt Lee

On Wednesday, January 13, 2021, 04:26:46 PM EST, Britt Lee wrote:

Thank you, Terrey! (FYI, the website indicates Jan. 19, 2020, not 2021.) This is good news for us, as we do need to speak to this. For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns.

I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,

Britt

On Wednesday, January 13, 2021, 02:43:48 PM EST, tdolan@madisoncountync.gov wrote:  
Please review the county website in a couple of hours.

In short, the Planning Board Mtg, (and the public hearings) have been postponed until further notice.

Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd.

Hope this answers your questions for the time being.

Terrey Dolan

On Jan 13, 2021 2:01 PM, Britt Lee wrote:

Hi Terrey,

I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.

We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream. Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?

Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

Kind regards,

Brittany Lee

828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee wrote:

Hi Terry!

Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.

We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

Thank you,

Brittany

On Monday, January 11, 2021, 03:31:01 PM EST, tdolan@madisoncountync.gov wrote:  
First of all, thank you for your comments and input, as well as your available information about the past campground site proposed by Mr. Shawn Hutchens.

Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's **Jan. 19th Mtg**.

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January

19th Hearing process, date, time, etc.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,

Thank you for your time this morning!

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The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.

We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors.

If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.

Thank you for your time! I look forward to hearing back from you!

Kind regards,

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351 Hidden Pond Hollow

Alexander, NC 28701

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Thank you,

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Thank you,

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Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group

Campground

Hi Terry,

Thank you for your time this morning!

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Alexander, NC 28701

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Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

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Kind regards,

Brittany Lee

351 Hidden Pond Hollow

Alexander, NC 28701

828-702-4993

---



Date: Mon, 11 Jan 2021 15:53:04 +0000 (UTC)  
From: Britt Lee <britt563@yahoo.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: Britt Lee <britt563@yahoo.com>  
Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

---

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Kind regards,  
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351 Hidden Pond Hollow  
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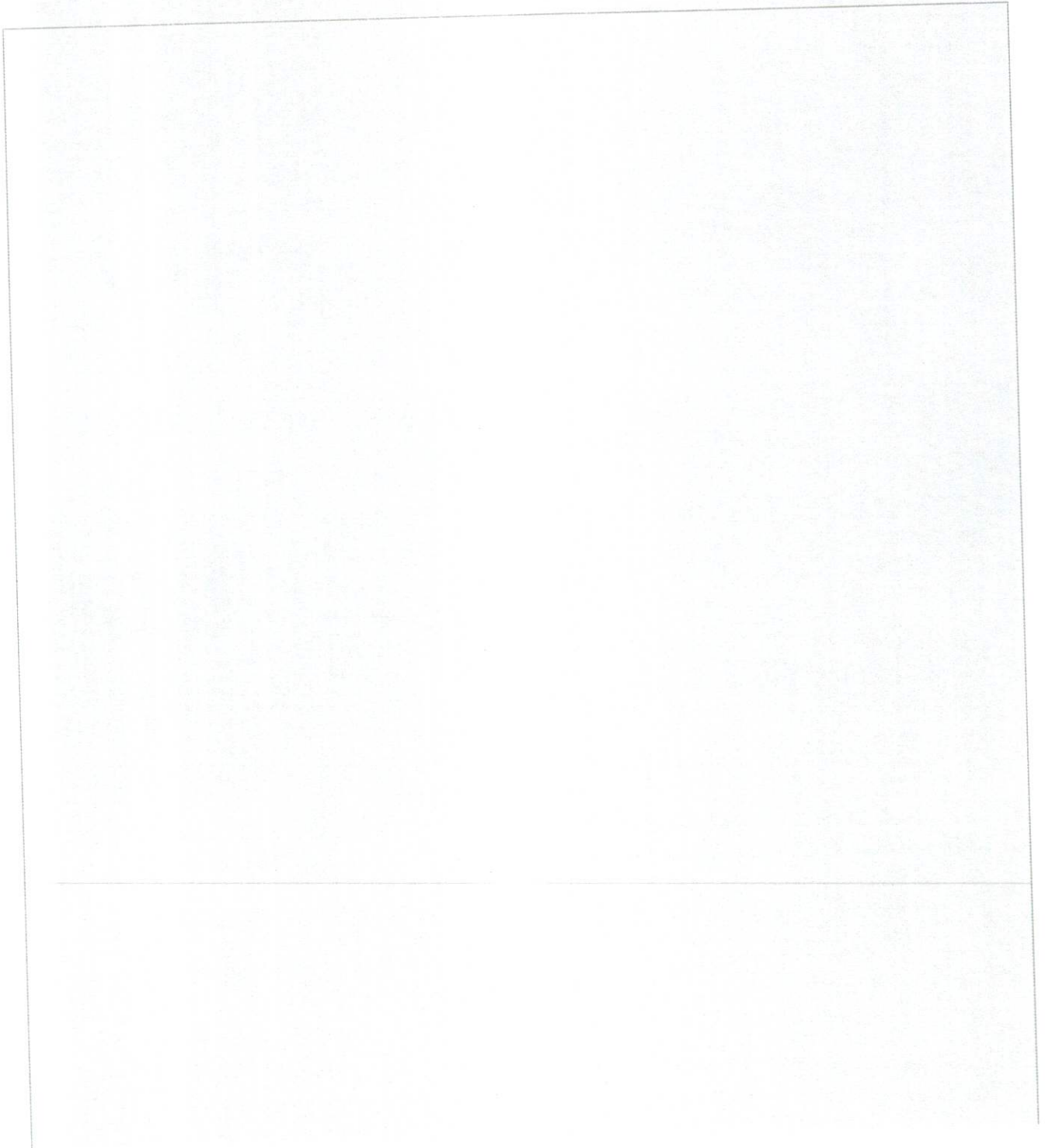
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Date: Mon, 8 Mar 2021 12:55:52 -0500  
From: Danny Allen <dallen@madisoncountync.gov>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Subject: Fwd: [Inspections] New Form Entry: Inspections and Zoning Contact Form

---

----- Forwarded Message -----

**Subject:**[Inspections] New Form Entry: Inspections and Zoning Contact Form  
**Date:**Mon, 08 Mar 2021 17:40:01 +0000 (UTC)  
**From:**[no-reply@weebly.com](mailto:no-reply@weebly.com) via Inspections  
**Reply-To:**[inspections@madisoncountync.gov](mailto:inspections@madisoncountync.gov)  
**To:**[inspections@madisoncountync.gov](mailto:inspections@madisoncountync.gov)



You've just received a new submission to your [Inspections and Zoning Contact Form](#) .

[Mark as Spam](#)

**Submitted Information:**

---

**Name**

Jake Greear

**Email**

[jakegreear@gmail.com](mailto:jakegreear@gmail.com)

**Comment**

This is just an email to express my concern about the proposed campground development on Grandview Road. We are opposed to it because it seems like a potentially heavy increase in traffic on what is currently a pretty sleepy little road. If this area is zoned residential and agricultural, as I understand it to be, then this development would seem to be cutting against the spirit in the letter of that zoning ordinance. Our home is at 1940 Grandview, and we strongly oppose this.

Date: Mon, 25 Jan 2021 15:55:35 -0500  
From: Hillary Cole <hillarydcole@gmail.com>  
To: tdolan@madisoncountync.gov  
Subject: Opposition to 777 Grandview Road Plan

---

Good afternoon,

Attached please find my letter of opposition to the proposed special use permit request at 777 Grandview Rd.

Thank you for your time,

--

Hillary Cole  
Registered Landscape Architect in NC and SC  
24 Enchanted Oak Lane Alexander, NC 28701  
828.450.2149

---

Date: Fri, 15 Jan 2021 00:12:36 +0000 (UTC)  
From: Kristy Moeller <kdmstrong@yahoo.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Subject: Re: Opposition to Grandview Road Group Campground

---

Thank you so very much!

with appreciation,

Kristy

On Thursday, January 14, 2021, 06:25:30 AM EST, wrote:

Good morning....the decision has been made, as of yesterday, that next Tuesday's (Jan 19th) Planning Bd Mtg, and the three associated public hearings for the 3 projects, has been indefinitely postponed.

With Covid guidance and guidelines, compounded by the anticipated crowd, we can not safely support all of the interested parties at the Madison County Courthouse.

That being said, for the meantime, I am welcoming all fielding all calls, e-mails and questions about the projects from the general public.

The County's Website (under Boards and Committees) has the announcement noting the Planning Board Mtg's postponement.

It is unlikely that the meeting will be re-scheduled until late February or potentially into March, as of this date.

You are welcome to reach out to me at your convenience.

Best Regards,  
Terrey Dolan

On Jan 13, 2021 11:36 PM, Kristy Moeller wrote:  
Greetings, Terrence.

Please find my letter re: my opposition to the proposed Grandview Group Campground attached. (I will mail a hard copy of the letter as well.) My understanding is that you will present my letter/email to the planning board-is that correct? What other parties would you recommend that I send my letter of opposition?

thank you,

Kristy

---

Date: Wed, 20 Jan 2021 13:08:47 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Cc: Mark Snelson <msnelson@madisoncountync.gov>, Mandy Bradley <mbradley@madisoncountync.gov>  
Subject: Re: Derek Allen-attorney representing the Grandview Campground Applicant

---

Hi Terrey. On track for 450 today. Will check in AM. Have a great rest of your day ☺

Sent from my iPhone

On Jan 20, 2021, at 12:54 PM, tdolan@madisoncountync.gov wrote:

Norris,

How's things on the vaccine front?

Staying warn enough?  
-----

To update you,  
I just learned (from speaking with him), that Derek Allen is the land use attorney **for both** Grandview and Alaya!

He feels there is a (new) North Carolina Superior Court Judge's ruling (in Asheville), that may allow for alternative hearing processes, in order to go forward (in lieu of in-person testimony) for Local Govt. Public Hearings, due to Covid Safety Protocols.

I asked him to call Donny Laws, who he says he knows, to discuss his position further.

I told him I was hoping to be speaking with Donny on Friday morning, and we may discuss this further with him, then.  
Hopefully, he can catch Donny prior to our Friday AM call to discuss future public hearing logistics.

FYI,  
Terrey

-----Original Message-----

From: tdolan@madisoncountync.gov  
Sent: Wednesday, January 20, 2021 7:26am  
To: "Norris Gentry"  
Subject: RE: Derek Allen-attorney representing the Grandview Campground Applicant

Understood.  
I shall fill you in later.  
Be safe.  
Terrey

On Jan 20, 2021 7:24 AM, Norris Gentry wrote:

**Good Morning Terrey. I am unavailable today. I am working the Vaccination Clinic at the Fair Grounds. Mr. Allen's offer to share what has been "approved" in Buncombe as "an alternative" is certainly a worthy**

**conversation. We will certainly entertain workable options during this current environment. Take care and stay safe. Talk tomorrow anytime. Have a Great Day.**

**From:** tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
**Sent:** Wednesday, January 20, 2021 7:13 AM  
**To:** Norris Gentry  
**Subject:** Derek Allen-attorney representing the Grandview Campground Applicant

Norris, good morning!

I wanted to share what Derek Allen shared in regards to this client, Grandview Campground. I was not sure if you got cc'd or not on his response yesterday evening.

Mr. Allen and I are going to have a 10:30 AM call this morning.

I may just "buy some time" prior to attempting an escape off this hill,, and take his call first, prior to coming in.

Thoughts on the call?  
Do you wish to be patched in, by any chance?

Terrey

On Jan 19, 2021 5:21 PM, "Derek J. Allen" wrote:  
Thank you, Terrey. Do you have some time to discuss this week? Two things, I'd like to discuss:

First, I have had a number of opportunities to engage with local government bodies during COVID times and work out through our NC court system safe alternatives to "fully in-person" meetings. I am happy to share with you the COVID-safe protocols that were recently approved by a Superior Court Judge in a Buncombe County case considering how quasi-judicial hearings should be held during this time. Namely, the process is designed to afford due process for participants, and safety for all.

Second, I know the head of this opposition group well (we've been friends for years). Once I found out there was opposition, and who it was, I reached out to her for a meeting. I was able to speak with her late last week at length. She (and they) had a very, very different idea of what was being proposed. She was comforted and relieved to hear the actual vision and proposal. To that end, we are lining up a meeting to walk the property and a follow up Zoom with all interested parties.

I have good availability tomorrow, Thursday, and Friday, and can work around your schedule. Let me know your availability.

I look forward to working with you,

Derek

**Derek J. Allen**  
**ALLEN STAHL + KILBOURNE**  
828.412.4026 Direct  
336.339.9993 Mobile  
<https://link.edgepilot.co>

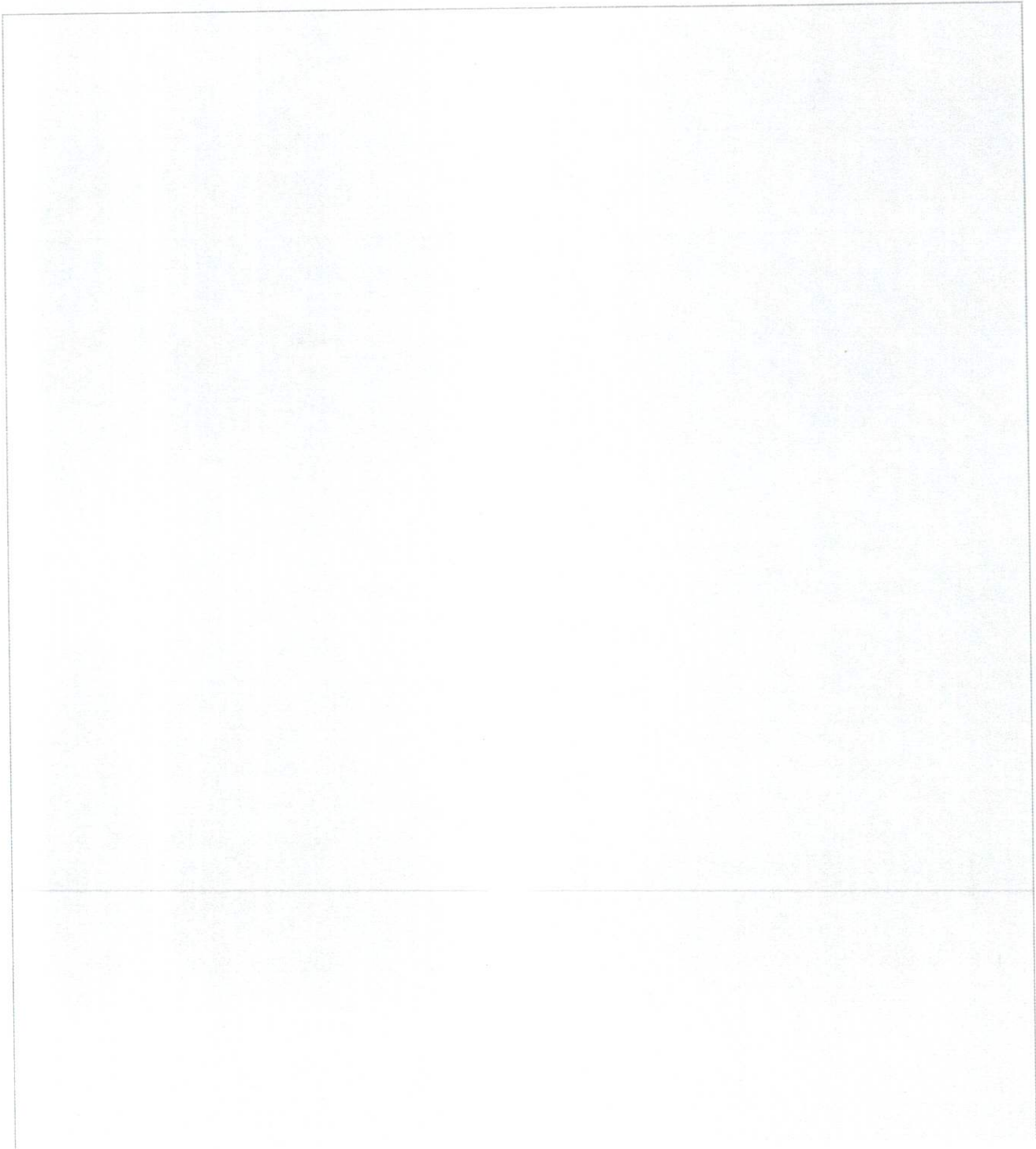


Date: Mon, 8 Mar 2021 12:55:52 -0500  
From: Danny Allen <dallen@madisoncountync.gov>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Subject: Fwd: [Inspections] New Form Entry: Inspections and Zoning Contact Form

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----- Forwarded Message -----

**Subject:**[Inspections] New Form Entry: Inspections and Zoning Contact Form  
**Date:**Mon, 08 Mar 2021 17:40:01 +0000 (UTC)  
**From:**[no-reply@weebly.com](mailto:no-reply@weebly.com) via Inspections  
**Reply-To:**[inspections@madisoncountync.gov](mailto:inspections@madisoncountync.gov)  
**To:**[inspections@madisoncountync.gov](mailto:inspections@madisoncountync.gov)





You've just received a new submission to your [Inspections and Zoning Contact Form](#) .  
[Mark as Spam](#)

**Submitted Information:**

---

**Name**  
Jake Greear

**Email**  
[jakegreear@gmail.com](mailto:jakegreear@gmail.com)

**Comment**  
This is just an email to express my concern about the proposed campground development on Grandview Road. We are opposed to it because it seems like a potentially heavy increase in traffic on what is currently a pretty sleepy little road. If this area is zoned residential and agricultural, as I understand it to be, then this development would seem to be cutting against the spirit in the letter of that zoning ordinance. Our home is at 1940 Grandview, and we strongly oppose this.

Date: Thu, 18 Feb 2021 14:30:59 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: Terrence Dolan <tdolan@madisoncountync.gov>  
Cc: "Derek J. Allen" <dja@asklawnc.com>, dallen@madisoncountync.gov, wsugg@cdcgo.com,  
mbrooks@brooksea.com  
Subject: Re: Alaya and Grandview Projects-Upcoming Madison County Planning Bd Hearing Scheduling

---

Good afternoon Terrey. Thanks for the update. Have a restful evening ☐

Sent from my iPhone

On Feb 18, 2021, at 2:09 PM, Terrence Dolan wrote:

Hi Derek...just wanted to make certain that you got my earlier voicemail this morning.

Paint Rock Farm's "Special Use Permit (Amendment)", and Alaya Retreat's Request for a "Special Use Permit" shall go before the Madison County Planning Board at the Regularly Scheduled March 16th Mtg, at 6:30 PM at the NC Cooperative Extension Service Center Office at 6:30 PM.

Note: Alaya Retreat shall be second on the 3/16 Agenda, after the Paint Rock Farm project.

Then, on Tuesday, April 20th, the Grandview Campground shall be the sole agenda item for the April Planning Bd. Mtg.  
(Same place, same start time at 6:30 PM.)

At both meetings, Covid Protocols shall be strictly adhered to, in terms of seating arrangements, distancing, mandatory facial masks, etc.

Electronic posting ability for any project graphics (to a large screen) is available at the Cooperative Center Conf. Room.  
Please reach out to me with any questions.

Published Legal Notices have been requested through "The News Record" (Weekly Paper for Madison County), starting on 2/24 and published again on 3/3, in fulfillment of the required "14 Day Notice" requirements.

Thank you,

Terrey Dolan

On Feb 18, 2021 10:14 AM, "Derek J. Allen" wrote:

Morning, Terrey! On the Grandview SUP project, if you think it makes sense, we'd be open to a specially set meeting with just the Grandview project on it. My guys are (understandably) eager to get it heard as soon as possible.

Thank you,

Derek



**Derek J. Allen**

*Partner*

**Allen Stahl + Kilbourne**

**20 Town Mountain Road**

**Suite 100**

**Asheville, NC 28801**

828.412.4026 Direct

828.254.4778 Main

336.339.9993 Mobile

828.254.6646 Fax

[www.asklawnc.com](http://www.asklawnc.com)

[dja@asklawnc.com](mailto:dja@asklawnc.com)

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[dja@asklawnc.com](mailto:dja@asklawnc.com)

---

Date: Wed, 13 Jan 2021 09:49:27 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: Re: Jared

---

Hi. Danny my have?☺

Sent from my iPhone

On Jan 13, 2021, at 9:45 AM, tdolan@madisoncountync.gov wrote:

No worries..

Please kindly remember, when you get a chance, to provide me with Robert Briggs' contact information (Board of Adjustments).

Thanks,  
Terrey

-----Original Message-----

From: "Norris Gentry"  
Sent: Wednesday, January 13, 2021 9:31am  
To: tdolan@madisoncountync.gov  
Subject: Re: Jared

Thanks for the update ☐

Sent from my iPhone

On Jan 13, 2021, at 9:29 AM, tdolan@madisoncountync.gov wrote:

Spoke at length with Jared and he seems to share my concerns regarding the hearing prospects.

As I see it now:

- Massive crowd may wish to attend, for the two (of the three) projects. Maybe be well over 50, 75, or even more (?) to speak in regards to the Grandview Camping Project and Alaya Campground (Barnard). Jared shared there is a new Facebook Page established for the Grandview Site. I have fielded, since last week, upwards of 35 calls or e-mails from surrounding neighbors (for both projects), and not one positive comment has been received by my office.
- Of course, Ms. Cody's current position weighs heavily on me, for any Live Mtgs. in upcoming future.
- We presently have no true idea how, once the panels are installed in the Courthouse, how poor or acceptable the acoustics and the existing audio equipment will perform for the purposes of next Tuesday's scheduled hearing.
- Jared is in the process of personally reaching out to the Planning Board Members to better understand their opinion. I shall keep you posted on the wishes of the Board as soon as I hear back from Mr. Silver.

Terrey

---

Date: Tue, 16 Feb 2021 22:07:39 +0000  
From: "Derek J. Allen" <dja@asklawnc.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: Clifton Williams <cwilliams@asklawnc.com>, July Laban <jlaban@asklawnc.com>  
Subject: Grandview and Alaya

---

Hi, Terrey. Good to catch up today.

Please send me any new communications on either of these projects that the County has received from interested parties. Let me know if you'd like a more formal request for production of records for this.

Derek



**Derek J. Allen**  
*Partner*  
**Allen Stahl + Kilbourne**  
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828.254.6646 Fax  
[www.asklawnc.com](http://www.asklawnc.com)  
[dja@asklawnc.com](mailto:dja@asklawnc.com)

---

Date: Sat, 13 Mar 2021 17:15:34 -0500  
From: Brittany Lee <britt563@yahoo.com>  
To: Terrence Dolan <tdolan@madisoncountync.gov>  
Subject: Re: 777 Grandview Follow up - Appt Request for Britt Lee

---

Hey! How about on the 24th sometime between 11-2, or 4pm and after?

Or the 25th at 2pm or after?

Sure! Come out to our house. You'll pass where the campground would go, and you can see our place where it would hit our property. We won't set foot on their land.

Britt

Sent from my iPhone

On Mar 13, 2021, at 3:55 PM, Terrence Dolan wrote:

Saw the news report...

Yes, any day but Monday, the 22nd, shall work.

Do you wish for me to come out there?

Just will not trespass on the property when with others, for legal reasons.

Terrey Dolan

On Mar 13, 2021 11:44 AM, Britt Lee wrote:

Hi Terrey!

Hope you are well!

I wanted to set another meeting with you, if you don't mind? There has been a LOT of activity this week with community meetings with the developers, and I would like to fill you in on additional concerns from the community and lack of response/planning for this proposal. Many of these points will not only affect this neighborhood but will also greatly affect the county itself.

Is it possible to set up a time for us to talk in person at your office, perhaps the week of March 22nd?

Thank you!  
Britt Lee  
828-702-4993

---



Date: Fri, 26 Feb 2021 16:18:40 -0500  
From: Amanda Grode <amandagrode@gmail.com>  
To: Terrence Dolan <tdolan@madisoncountync.gov>  
Subject: Re: Grandview Project Proposal Plan Set

---

Hi Terrey,

I follow-up questions: What kind of analysis is the county doing to measure the impact of this project? For example, is someone evaluating the wells to see how an outdoor hotel would impact our water supply and safety? Or how the increased traffic will impact frequency and cost of road repairs? Has the electric company that would theoretically provide electricity been consulted to see if the current electric infrastructure supports this plan?

Thank you,

Amanda

Amanda

On Wed, Feb 24, 2021 at 12:36 PM Terrence Dolan <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

I owe it to any Approval Process to try to be accomodating if a new plan, (in my review), seemed to lessen negative impacts of any project proposal.

I do not believe there is a "hard and fast" submittal deadline, within the Madison County Land Use Ordinance.

An excellent question, and I honestly do not know for certain, based on my short amount of time here with Madison County..

In my professional career, there are last minute revisions and adjustments to site plans going before various Boards for approval, all the time.

But as of now, the applicant has not asked for any revisions to their submitted plans.

Obviously, there is still nearly two months remaining before the schedule Planning Bd. Hearing, April 20th, so much may change in the next several weeks.

Best Regards,  
Terrey Dolan

On Feb 24, 2021 12:21 PM, Amanda Grode <[amandagrode@gmail.com](mailto:amandagrode@gmail.com)> wrote:

Hi Terrey,

Thanks for sending this. It's very alarming that after months of two-way communication and claims that the neighborhood's concerns matter, the only *binding* plan is the same one that caused our concerns in the first place.

If the developers were to submit a new plan, how far in advance of the meeting would they need to submit it for the zoning board's review? I can't imagine they can come with a new plan the day of the hearing?

Thank you,

Amanda

On Wed, Feb 24, 2021 at 10:03 AM [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

Ms. Grode,

Hope this Plan Set for the Grandview Road Campground successfully opens for you.

To review, this project is tentatively scheduled to be the only project under consideration at the upcoming April 20th Madison County Planning Board Mtg.

Again, the public hearing shall be for the approval by the Board of a " **Special Use Permit** ", under property's current Residential/Agricultural" (R/A) Zoning.

Hope this helps you.

Best Regard,  
Terrey Dolan

---

Date: Tue, 19 Jan 2021 07:14:11 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: Re: Special Use Permit: Grand View Group Campground

---

Sure. In a few. On with Jesse ☐

Sent from my iPhone

On Jan 19, 2021, at 7:13 AM, tdolan@madisoncountync.gov wrote:

Please ring me for a moment, when you can.

I am at home waiting on the snow plow, which is now done by Orville English's son, Andy....nice young man.

On either cell.

Thanks,  
Terrey

On Jan 18, 2021 11:35 PM, Norris Gentry wrote:

Good evening Kristy. Thank you for reaching out. Take care and stay safe.

Sent from my iPhone

On Jan 18, 2021, at 9:01 PM, Kristy Moeller via BOC wrote:

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 65 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUO, Special para 8.5.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D Moeller  
CH (COL-Ret), USA  
198 Hidden Pond Hollow  
Alexander, NC 28701

---

Date: Fri, 15 Jan 2021 00:11:04 +0000 (UTC)  
From: Kristy Moeller <kdmsstrong@yahoo.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Subject: Re: Opposition to Grandview Road Group Campground

---

Hi, Terrey!

Sorry, my initial letter was done in pages-an Apple program. Please find it attached in word.

Thanks for all you do,

Kristy

On Thursday, January 14, 2021, 08:37:56 AM EST, tdolan@madisoncountync.gov wrote:

Good morning again,

I am not clear what app you utilized to prepare your letter with, but I can not open it.

Would you please convert it into a Word Doc, if at all possible, so I may review its contents?

Thank you,

Terrey Dolan

-----Original Message-----

From: "Kristy Moeller"

Sent: Wednesday, January 13, 2021 11:36pm

To: "tdolan@madisoncountync.gov"

Subject: Opposition to Grandview Road Group Campground

Greetings, Terrence.

Please find my letter re: my opposition to the proposed Grandview Group Campground attached. (I will mail a hard copy of the letter as well.) My understanding is that you will present my letter/email to the planning board-is that correct? What other parties would you recommend that I send my letter of opposition?

thank you,

Kristy

---

Date: Wed, 17 Mar 2021 17:30:36 +0000 (UTC)  
From: Kelley Klope <hi.itskelley@yahoo.com>  
To: Terrey Dolan <tdolan@madisoncountync.gov>  
Subject: Public Hearing

---

Terrey, It was nice to finally meet you face to face. I do not envy your position, especially right now, but I am sure you understand how critical your position is to the future of our communities. I am sure I am not alone when I express to you that I was very stressed last night and slept very little. I attended last night's meeting to better understand how these meetings are run, how the process works, and what to expect when I attend a meeting to speak on April 20th regarding the proposed project near my home at 777 Grandview Rd. The best word I have to describe last night is shock. I quickly witnessed developers and attorneys, civil engineers and experts in other fields basically bully the board. It was very apparent many board members were uncomfortable with information being pushed at them while the attorney recited legal jargon that they must follow. Board members seemed unsure legally how to run the meeting and how to handle actual public feedback. This is very unfortunate since it is the people who live here who need to be heard in order to preserve Madison County property. Terrey, I have a request. I do not know the process to do this, or who makes this decision, but I highly recommend that the powers to be of Madison County immediately stop all new planning and zoning requests to include special use permits until the land use ordinance is updated. Word is out to developers and attorneys that Madison County has very few restrictions with lots of loopholes and they are swarming to buy up this land to build ridiculous projects that do not mesh with the harmony of our communities. It is a very sad thing to watch. Please let me know that you have received this email and your thoughts. Thanks for all you do, Kelley Klope

---

Date: Tue, 16 Feb 2021 13:52:55 +0000 (UTC)  
From: Britt Lee <britt563@yahoo.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: Britt Lee <britt563@yahoo.com>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

---

Hi Terrey,

Thank you for your time yesterday! It was good to finally meet you in person and discuss our concerns with this proposal. To summarize, we do not feel that this area, with a zoned priority for farming and low density, can handle such a high density infrastructurally demanding project.

We will communicate back to the community that the Grandview project would not be heard at a March Public Hearing and we will stay tuned for an April hearing or a date beyond that.

I wanted to provide you with some additional information to add to our file. I am also attaching the Discussion Points I gave you yesterday, that were directly from the developers. Again, please note that these were distributed to the community, and the community does not feel that their concerns are being addressed. I have also attached a few more images showing the amount of residences that surround this proposal, and the narrow road that would be used for the excessive amount of traffic coming in/out of this facility. If you can also add the plans showing how the tent sites will contain their own individual bathrooms and HVAC systems I provided to you yesterday to our file, that would be appreciated as well.

Furthermore, I am attaching the current look at the online petition that over 450 to date have signed in opposition. I would also like for you to know that the community has raised approximately \$3,000.00 and rising, to help with opposition efforts against the developers. There are flyers being distributed throughout the community in opposition and a separate email account called "stopgrandviewcampground@gmail.com" has been created to help facilitate community efforts against this project. If you've been to the area recently, you will also see yard signs along the way in front of numerous residences showing opposition to this project. It has created quite the stir, as you already are aware!

I hope this documentation will help the Planning Board agree that this would be a detrimental project to this area.

If you have any questions, please let me know!

Thank you,  
Britt

On Friday, February 5, 2021, 01:13:32 PM EST, tdolan@madisoncountync.gov wrote:

Yes, see you then.

Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Friday, February 5, 2021 1:05pm  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!

Haha! Well, it's a random holiday our office gave us since they didn't give us MLK day!  
Yes, we can be there on the 15th at 11am. Yes, across the hall from the Tax Dept at the 5707 building?  
Thanks,  
Britt

On Friday, February 5, 2021, 12:58:20 PM EST, tdolan@madisoncountync.gov wrote:  
Hello Britt,

Yes! Somewhat surprisingly, Madison County **is not closed for President's Day!**

I can meet, say at **11:00 AM on Monday, February 15th, here at our offices**, if that works for you?  
Do you have the location?  
Please RSVP.

Thanks,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Friday, February 5, 2021 12:12pm

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee" , "Christopher Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!

Thank you for responding, and for the information!

1) Not sure if you are closed for Feb. 15th holiday but if not, we could meet anytime that day. We also have the afternoon of the 16th and 17th open as well, anytime let's say 2:30pm and onward. Would any of these times work for you?

2) Great information to have! And yes, I agree, in speaking to many of the community who have an interest in this proposal, I do know a fair amount of them do not have zoom meeting capabilities, including some of the adjoining property owners.

Thank you!

Britt

On Friday, February 5, 2021, 11:56:27 AM EST, tdolan@madisoncountync.gov wrote:

1) Just let me know when you' like to meet, and I'll double check my calendar.

2) Secondly, the county is on an " ***Indefinite Hold*** " due to the need to ensure Covid Protocols are met, and until we can get a better understanding on how to proceed with "Public Hearings" where folks are not actually in person, if that is at all appropriate.

FYI, some very recent judges' rulings, ( but not yet in our Superior Court District, to my knowledge ) have allowed for Zoom Public Input. Unfortunately, this county seems to be (unfairly) lacking in the ability to ensure everyone has a fair chance to provide their input, via the lack of internet connection, etc.

That being said, there shall be no further Madison County Planning Board, or Board of Adjustment, Public Hearings scheduled until we can confidently, safely and fairly provide the public with their opportunity to express their opinions on projects seeking their required approvals from these two Boards.

Look forward to hearing back from you.

Best Regards,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Friday, February 5, 2021 11:05am

To: "tdolan@madisoncountync.gov"

Cc: "Sylvia Riddle" , "Christopher Lee" , "Britt Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,

I hope you have had a great week!

I'm following up on a possible appointment to me, however in the meantime can you please provide me with any update you may have on whether the Feb 16th Public Hearing to review the 777 Grandview project will take place?

Thank you!

Britt

On Monday, January 25, 2021, 08:06:38 AM EST, Britt Lee wrote:

Hi Terrey,

Kindly following up on this. Could we possibly schedule an hour with you this week, perhaps, so we can go through some concerns we have, and hopefully you can answer some questions for us?

We would greatly appreciate it!

Thank you,

Britt Lee

On Wednesday, January 20, 2021, 04:50:28 PM EST, Britt Lee wrote:

Hi Terrey!

I left the documents today with Sylvia for you to receive when you return to the office.

Also, Christopher and I would like to set up an appt with you to go through some questions that we have in relation to our own adjoining property with this proposed plan. We've been reviewing the Land Ordinance language and want to ensure we understand the special permit language versus how the layout of the plans for the campground facility we've seen. I think this would be easier if we could do in person so we can look at the plans together? Please let us know when you might have some time available in the next few business days. We would greatly appreciate it!

Thank you,

Britt Lee

On Tuesday, January 19, 2021, 02:35:38 PM EST, tdolan@madisoncountync.gov wrote:

That shall be fine.

Thank you,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Tuesday, January 19, 2021 2:33pm

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee" , "Christopher Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Thanks, Terrey! You must have gotten much more snow than we did!

I'll plan to drop them off tomorrow with Ms. Shelton. I have roughly 37 letters that neighbors have entrusted me to deliver, as well as my own, opposing Grandview Group Campground. I'll likely follow up in a more official email. :-)

Thanks,

Britt

On Tuesday, January 19, 2021, 02:06:28 PM EST, tdolan@madisoncountync.gov wrote:

I am working from my home up near the southern portion of Wolf Laurel today (attempting to dig out, still!)

I am not confident of being in the office tomorrow AM.

That being said, you may easily drop off any & all collected letters, and hand them to Ms. Sylvia Shelton, our Office Manager tomorrow, when it is convenient for you to do so.

The office address is 5707 US Hwy 25/70, in Suite 5, (Marshall, NC 28753).....my office is down the long hallway on the right, across the hall from the Tax Dept.

A hallway sign says Building Dept, as well as Planning & Zoning.

Hope this helps.

Terrey Dolan

On Jan 19, 2021 1:10 PM, Britt Lee wrote:

Hi Terrey,

Due to the amount of signed letters that I'm receiving from my neighbors, it would be easier for me to hand deliver these directly to you instead of mailing. Can you please let me know if I need to make an appt for this?

Thanks,

Britt Lee

On Wednesday, January 13, 2021, 04:26:46 PM EST, Britt Lee wrote:

Thank you, Terrey! (FYI, the website indicates Jan. 19, 2020, not 2021.) This is good news for us, as we do need to speak to this. For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns.

I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,

Britt

On Wednesday, January 13, 2021, 02:43:48 PM EST, tdolan@madisoncountync.gov wrote:

Please review the county website in a couple of hours.

In short, the Planning Board Mtg, (and the public hearings) have been postponed until further notice.

Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd.

Hope this answers your questions for the time being.

Terrey Dolan

On Jan 13, 2021 2:01 PM, Britt Lee wrote:

Hi Terrey,

I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.

We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my

partner. Please let me know what accommodations can be made so we can set up the live stream. Also, I wanted to see if you had any update on the application from the Hutchens case from 2017? Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

Kind regards,  
Brittany Lee  
828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee wrote:

Hi Terry!

Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.

We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

Thank you,  
Brittany

On Monday, January 11, 2021, 03:31:01 PM EST, tdolan@madisoncountync.gov wrote:

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At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,

Thank you for your time this morning!

For the minutes/information regarding the 2017 case as discussed -

The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.

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If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.

Thank you for your time! I look forward to hearing back from you!

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351 Hidden Pond Hollow  
Alexander, NC 28701  
828-702-4993

On Jan 19, 2021 1:10 PM, Britt Lee wrote:

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On Wednesday, January 13, 2021, 04:26:46 PM EST, Britt Lee wrote:

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I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,

Britt

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Please review the county website in a couple of hours.

In short, the Planning Board Mtg, (and the public hearings) have been postponed until further notice.

Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd.

Hope this answers your questions for the time being.

Terrey Dolan

On Jan 13, 2021 2:01 PM, Britt Lee wrote:

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Cc: "Britt Lee"

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Cc: "Britt Lee"

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Kind regards,

Brittany Lee

351 Hidden Pond Hollow

Alexander, NC 28701

828-702-4993

Date: Mon, 15 Mar 2021 19:24:24 +0000 (UTC)  
From: Britt Lee <britt563@yahoo.com>  
To: Terrence Dolan <tdolan@madisoncountync.gov>  
Cc: Britt Lee <britt563@yahoo.com>  
Subject: Fw: 777 Grandview Follow up - Appt Request for Britt Lee

---

Weird! I responded right back to you, see below.  
Let me know if any of this works!

Britt

----- Forwarded Message -----

**From:** Brittany Lee  
**To:** Terrence Dolan  
**Sent:** Saturday, March 13, 2021, 05:15:37 PM EST  
**Subject:** Re: 777 Grandview Follow up - Appt Request for Britt Lee

Hey! How about on the 24th sometime between 11-2, or 4pm and after?

Or the 25th at 2pm or after?

Sure! Come out to our house. You'll pass where the campground would go, and you can see our place where it would hit our property. We won't set foot on their land.

Britt

Sent from my iPhone

On Mar 13, 2021, at 3:55 PM, Terrence Dolan wrote:

Saw the news report...

Yes, any day but Monday, the 22nd, shall work.

Do you wish for me to come out there?

Just will not trespass on the property when with others, for legal reasons.

Terrey Dolan

On Mar 13, 2021 11:44 AM, Britt Lee wrote:

Hi Terrey!

Hope you are well!

I wanted to set another meeting with you, if you don't mind? There has been a LOT of activity this week with community meetings with the developers, and I would like to fill you in on additional concerns from the community and lack of response/planning for this proposal. Many of these points will not only affect this neighborhood but will also greatly affect the county itself.

Is it possible to set up a time for us to talk in person at your office, perhaps the week of March 22nd?

Thank you!  
Britt Lee  
828-702-4993

---

Date: Wed, 27 Jan 2021 21:07:18 +0000 (UTC)  
From: Eileen Klope <eaklope@yahoo.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: Kelle Klope <hi.itskelley@yahoo.com>  
Subject: Re: Special Use Permit for 777 Grandview Road

---

I believe he was referring to my daughter, Kelley Klope, and I will forward this on to her.

Thank you for letting me know, Eileen Klope

On Sunday, January 24, 2021, 04:24:20 PM EST, tdolan@madisoncountync.gov wrote:

Ms. Klope,

Thank you.

Do you happen to know the attorney for the Grandview Project, Mr. Derek Allen?

Unless I have you confused with another nearby resident, he told me earlier this past week that he had known you for years, and going to reach out in a possible effort to have a "neighborhood orientation" of some form.

Thank you,  
Terrey Dolan

On Jan 24, 2021 10:13 AM, Eileen Klope wrote:

Good morning.

Mr. Dolan,

I understand that a number of letters were hand delivered to you, one of which was from me. I am attaching a copy as backup.

I'd also like to add another deep concern: After looking out very early yesterday morning, I realized that our view of the clear sky with the brightly shining stars would also be in jeopardy, due to light pollution, if the Special Use Permit for 777 Grandview Road were to be approved. This makes me sad as there aren't many places left where we can enjoy nature's wonders.

I sincerely hope the Planning and Zoning Board does not grant the Special Use Permit.

Regards, Eileen Klope

---

Date: Mon, 14 Dec 2020 08:28:18 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Cc: dallien@madisoncountync.gov  
Subject: Re: Today...

---

Thanks for the update. Have a great day. Please give me a call as you can for a couple of updates ☐

Sent from my iPhone

On Dec 14, 2020, at 8:22 AM, tdolan@madisoncountync.gov wrote:

Mornin', Danny

It feels as though it is about to snow up here, and the forecast is trying to agree with me, (for this elevation!!.....)

That being said, I've got enough work with me to keep me busy from here, TODAY.

I want to try to get a couple of in-house **Consultant/Owner/Developer Meetings** done this week.

- .....one with John Lampins (Grandview Ave Site)
- one with Warren Sugg (Alaya Project).....
- and perhaps one with Chris Nelson (Paint Rock Farm) too.

Is there a better day than others for you to be there for these meetings?

I "may" want to have Stuart Bass sit in, as well.

All of these projects appear to be pent up, and seem to be hoping for a **January Planning Board** position.

I also wish to have a sit down with you this week to review any further needs for the list of **Records Requests**, as we discussed.

Thoughts?

Thanks,  
Terrey

---

Date: Tue, 23 Feb 2021 12:46:14 -0500  
From: Donny Laws <donnyjoellawsattorney@gmail.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Subject: Re: Upcoming Madison County Planning Board Mtg's.

thanks for the head-up

On Tue, Feb 23, 2021 at 11:49 AM [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:  
Donny,

Good morning,

I wanted to update and advise you in regards to the the now scheduled, upcoming Planning Board Meetings for both March and April.

I have come to understand that you do not normally attend these meetings, but I truly believe I need you there **for both meetings**, as attorneys shall be present at both hearings, to represent both applicants, as well as the public in opposition to two of the projects.

Below is a brief Agenda Summary for your information.

Over the next two months of Planning Board Mtgs., three different Campground Public Hearings,( to request *Special Use Permits* (or *Amendments* ) from the Planning Board) shall be scheduled, as follows:

**1) Tuesday, March 16th at 6:30 PM (to be held at the NC Cooperative Extension Office)** will consist of:

**Agenda:**

**A. A *Special Use Permit Amendment*** is being sought for ***Paint Rock Farm*** ; originally approved by the Planning Bd. in Feb 2017.

This is the only project (of three) that has not "drawn fire" from the public.

It was suppose to be heard back at the Jan. 19th Planning Bd Mtg., but was scheduled to be combined with both the Alaya and the Grandview Campground Projects on that Agenda.

The "opposition" was too great in numbers to hold the full agenda **safely** (i.e. Covid Protocols) in the Courthouse.

Thus, a decision was made to indefinitely postpone the Board Mtg.

**B. *Alaya Campground*** (Barnard Village Area, off of Blackwell Road (private road).

This is a rather small campground project, but the sole vehicular access is along the "private" gravel and pothole-ridden Blackwell Road, which is extremely poor in condition; as is the steep, gravel driveway up to the actual property.

The site is a ten Safari-style tent campground.

Mr. Derek Allen is the legal representative for the applicant.

To date, ALL property owners along Blackwell Road have expressed their complete opposition to this commercial campground, citing the conditions of Blackwell Road and the additional vehicular traffic the project will create.

\*\* I know that Mr. Allen shall be attending the public hearing (as of now) on behalf of Alaya, but I do not believe more than 15-20 " *opposing* " residents will attend the upcoming Planning Board Hearing on March 16th.

-----  
**2) Tuesday, April 20th, at 6:30 PM (to be held at the NC Cooperative Extension Office)** will consist of:

**Agenda:** ( One Item ). It is the **only** scheduled agenda item, due to the expectation of somewhere between 50-90 opposing residents of the county attending the Public Hearing.

We shall also need to make arrangements for the Madison County Sherriff's Dept. to attend this hearing.

**A. . *Grandview Campground* :**

Mr. Derek Allen is also the representative Counsel for this +/-55 tent (and five cabin) site campground project.

Donny, the neighboring community (surrounding the Grandview Campground) is **very** well organized, has a **Facebook Opposition Group Page** , and has also produced an *Online Petition Drive* , (formed to

oppose the approval of the campground by the Madison County Planning Bd.), which, as of yesterday, had over 505 signatures stating their opposition to the project!

This scheduled agenda item (alone) was the primary rationale for postponing the Jan. 19th Planning Bd. Mtg., due to the anticipated "massive" turnout.

-----  
We can speak further as your time allows, but I wanted to "reserve" your time for these next two scheduled Planning Board Hearings.

Thank You,

Terrey Dolan

---



Date: Mon, 4 Jan 2021 12:17:39 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Terrence Dolan <tdolan@madisoncountync.gov>  
Subject: 777 Grandview Road Group Campground Adjoining Prop Owner Notif Ltrs 1-4-21

---

Date: Tue, 19 Jan 2021 14:40:27 -0500

From: "Nancy Hendrix <nhendrix0208@gmail.com> via BOC" <boc@madisoncountync.gov>

To: boc@madisoncountync.gov

Cc: msnelson@madisoncountync.gov, craiggoforth@madisoncountync.gov, ngentry@madisoncountync.gov,  
michaelgarrison@madisoncountync.gov, mwechtel@madisoncountync.gov, tdolan@madisoncountync.gov

Subject: Grandview Group Campground

---

Enclosed is a letter documenting mine and my son's opposition to the proposed campground.

---

Date: Fri, 26 Mar 2021 12:35:19 +0000 (UTC)  
From: Britt Lee <britt563@yahoo.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: Britt Lee <britt563@yahoo.com>  
Subject: Re: Grandview Campground Planning Board Public Hearing Delay

---

Hi Terrey,

Thank you for informing me.

At what point would we receive the revised plans in order to review and prepare for the May 18th Hearing date? Shall I check in with you towards the end of April?

Thanks,  
Britt

On Thursday, March 25, 2021, 03:22:37 PM EDT, tdolan@madisoncountync.gov wrote:

Ms. Lee,

I wish to inform you that as of a couple of hours ago, the applicant for the *Grandview Campground Project*, (through their attorney, Mr. Derek Allen), requested a month long delay for the necessary Planning Board Public Hearing, to consider their Specials Use Permit request.

This means, as of now, that the project shall likely be scheduled to go before the Madison County Planning Board at their Regularly Scheduled **Tuesday, May 18th Planning Board Mtg.**

We shall, once again, attempt to schedule the hearing to be at the Madison County High School Gymnasium at 6:30 PM, on Tuesday May 18th, but we must first confirm that with the School District for the use of their facilities.

Would you please kindly pass this information along to your network of concerned property owners, as well as to your legal representative?

Thank you.

Terrey Dolan

---

Date: Tue, 16 Mar 2021 17:42:02 -0400  
From: mbrooks@brooksea.com  
To: tdolan@madisoncountync.gov  
Cc: 'Whit Oliver' <dwhittingtonoliver@gmail.com>  
Subject: RE: Grandview Rd Adjacent Prop Owner List

---

Terry -

In the process of putting together our presentation for the Grandview Camping hearing, we wanted to get clarification on a couple of issues from you. Our interpretation of the ordinances governing campgrounds (attached) are that as we are considered a Group Campground, Section 8.1.5 conditions apply to us, and Section 8.1.6 conditions would not necessarily. The issue in question is the 200' setbacks from property lines for tent spaces (#2) and the well house locations (#3). It is our understanding tent sites can be less than 200' from the property, and locations of sites relative to water is not an issue (all of our tents site would have running water). I believe we covered these specific points in our phone call several months ago but we wanted to confirm. Also, we wanted to confirm that tents on platforms (akin to yurts or bush style glamping tents) would not be considered "buildings". It is our understanding these are not permanent structures and therefore not covered under building code. Just wanted to confirm the County has the same understanding.

Thanks for your help on this. We regret this project has been blown way out of proportion by opposing neighbors. We attempted to have a meeting with neighbors that did not go well. We hope the meeting can be conducted in an orderly manner consistent with rules of decorum. Thanks again for your feedback.

Mark C. Brooks, P.E.  
Brooks Engineering Associates, P.A.  
17 Arlington Street  
Asheville, NC 28801  
(828)232-4700



---

**From:** tdolan@madisoncountync.gov  
**Sent:** Monday, January 4, 2021 11:23 AM  
**To:** mbrooks@brooksea.com  
**Subject:** RE: Grandview Rd Adjacent Prop Owner List

Thank you very much, Mark.

Terrey Dolan

-----Original Message-----

From: [mbrooks@brooksea.com](mailto:mbrooks@brooksea.com)  
Sent: Monday, January 4, 2021 10:57am  
To: [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)  
Subject: Grandview Rd Adjacent

Terry -

Here you are, let me know if anything else is needed.

Mark C. Brooks, P.E.  
Brooks Engineering Associates, P.A.  
17 Arlington Street  
Asheville, NC 28801  
(828)232-4700



Attachment: Madison County Camp Standards.pdf [application/pdf]

Date: Thu, 3 Dec 2020 22:15:12 +0000  
From: Stuart Bass <stuart@landofsky.org>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Subject: FW: Follow up - Summary of points discussed (Development on Grandview Road, Madison County)

## Oliver Campground.

---

**From:** Stuart Bass  
**Sent:** Tuesday, November 10, 2020 11:31 AM  
**To:** Danny Allen  
**Subject:** FW: Follow up - Summary of points discussed (Development on Grandview Road, Madison County)

### **FYI.**

---

**From:** Clifton Williams <[cwilliams@asklawnc.com](mailto:cwilliams@asklawnc.com)>  
**Sent:** Tuesday, November 10, 2020 11:12 AM  
**To:** Stuart Bass <[stuart@landofsky.org](mailto:stuart@landofsky.org)>  
**Cc:** Mark Brooks (Other) <[mbrooks@brooksea.com](mailto:mbrooks@brooksea.com)>  
**Subject:** Follow up - Summary of points discussed (Development on Grandview Road, Madison County)

**Be Advised: This email originated from outside Land of Sky**

Stuart:

Thanks so much for your time today. I wanted to summarize the points of discuss for ease of reference:

1. Call started at around 10:00a. Our firm is working with Mark Brooks (engineer) for a client interested in developing a group campground along Grandview Road in Madison County. Pin number is 9714696653. The latest development sketch was shared with Stuart via email during the call for his review.
2. Mark discussed the general features of the project, which will be phased and will include a mix of tent campsites and (as currently planned) cabins. The campground will have accessory structures/amenities such a clubhouse and pool. There are no plans to incorporate a restaurant into the development. From an engineering standpoint, Mark has approached this as a group campground.
3. I mentioned that our legal analysis of the applicable land use ordinance agreed with Mark's view, that this is a group campground with accessory structures. Stuart agreed and mentioned that this similar concept is already present in northern Madison County (near Hot Springs) and that concept was also accepted as a group campground.
4. There was discussion about timelines for approval of a special use permit issued by the Planning Board. Stuart mentioned that things were in flux right now given the staff turnover at Madison County Planning Department, but that this should not be a difficult project to get approved. Stuart mentioned that it likely would take two months to process through the Planning Board for approval.
5. Stuart suggested preparing the application and proceeding to submit the package to Danny Allen or Sylvia Shelton (at the Building/Planning Office), but that it also could just be emailed to Stuart to begin the process.
6. Stuart said that there would be a staff report to the Planning Board, and that he may be involved in that process but depends on the new Planning Director hire that could possibly happen by December 2020 (offer of employment out to a candidate). I offered any assistance on supporting the creation of the staff report, as we already prepared an opinion letter on this topic. Stuart was open to the assistance as it became necessary.
7. Call concluded at around 10:30a.

Thanks,

Clifton



**Clifton Williams**

*Attorney*

**Allen Stahl + Kilbourne**

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[cwilliams@asklawnc.com](mailto:cwilliams@asklawnc.com)

---

Date: Wed, 2 Dec 2020 13:43:50 +0000  
From: John Lapins <john@329kendall.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Subject: Re: 777 Grandview Glamping project

---

Will do, thank you. Give me 15mins.

Enjoy your day.

---

**From:** tdolan@madisoncountync.gov  
**Sent:** Wednesday, December 2, 2020 8:40:51 AM  
**To:** John Lapins  
**Subject:** Re: 777 Grandview Glamping project

Please go ahead and call me now at 239-229-7397.

Terrey Dolan

-----Original Message-----

From: "John Lapins"  
Sent: Tuesday, December 1, 2020 10:24pm  
To: "tdolan@madisoncountync.gov"  
Cc: "dallien@madisoncountync.gov"  
Subject: Re: 777 Grandview Glamping project

Nice little bit of Mother Nature up there it sounds. I'm a Michigan guy so know all about snow. Apologies as I am just now seeing your note at 10:20pm. Let me know if you have a free moment tomorrow. Thank you Terry and I hope you get dug out soon!  
Enjoy your day.

---

**From:** tdolan@madisoncountync.gov  
**Sent:** Tuesday, December 1, 2020 4:27:00 PM  
**To:** John Lapins  
**Cc:** dallien@madisoncountync.gov  
**Subject:** RE: 777 Grandview Glamping project

Hello John,

Not only did we get buried in about 9" of snow at our new home last night and all day today, (up near Wolf Laurel) it was only my second day on the job!

Nonetheless, the property management company is attempting to get the road up to our mountain plowed, but it may not be until later on tomorrow!

Please ring me at 239-229-7397 **today**, if possible, and we can discuss plans to meet.

Thank you,

Terrey Dolan  
Director of Planning and Zoning  
Madison County

-----Original Message-----

From: "John Lapins"  
Sent: Tuesday, December 1, 2020 11:11am  
To: "tdolan@madisoncountync.gov"  
Cc: "Whit Oliver"  
Subject: 777 Grandview Glamping project

Good Morning Terry. I hear you are snowed in today but I hope you are enjoying your morning wherever you are located. Also, congratulations on starting a new position with Madison County. We are looking at a 50 acre property at 777 Grandview (southern portion of Madison County) for a "glamping" campground operation and I wanted to reach out to give you an overview and get your thoughts on a few items. We will be submitting for site plan approval (special permit) over the next couple months but are starting site layouts and budgeting now. The initial phase is focused on 25 platform tents - 15 with full bathrooms inside & 10 using common bathrooms - with a simple common building for those shower rooms, service areas, check in and guest gathering space. I am investigating incinerator toilets in particular with respect to designing our septic system and have been in touch with Trish Angoli (NC state engineer for the Asheville region) who is supportive but suggested I reach out to our local building department to ensure the fixture is acceptable. I have provided a link to a couple units below - If you are not familiar, they are quite simple as they use no water/produce no (piped) waste. They simply incinerate deposits (solid and/or liquid) down to simple ashes which are easily



removed/disposed. The system is vented as you can see. We would utilize the electric model. As such, we would not have any "black" water but rather a "gray" water system at reduced volume to deal with.

Incinerator toilets:

[https://inspectapedia.com/septic/Incinerating\\_Toilet\\_Incinolet.php](https://inspectapedia.com/septic/Incinerating_Toilet_Incinolet.php)

<https://incineratingtoilets.com/us/product/cinderella-classic-with-vent-kit/>

If you might have a moment this week for a call, I would appreciate it. Let me know what works best for you or my partner and I will be up in the area (we live in Greenville SC) tomorrow if you happen to have a moment. We could present the project and then talk about some details like the toilets or tent permitting (temp structures?).

Let me know when we can connect by phone or in person (tomorrow).

Thank you and enjoy your day.

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Date: Thu, 11 Feb 2021 14:56:38 +0000  
From: "Derek J. Allen" <dja@asklawnc.com>  
To: Norris Gentry <ngentry@madisoncountync.gov>, "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: Danny Allen <dallen@madisoncountync.gov>, Clifton Williams <cwilliams@asklawnc.com>, July Laban <jlaban@asklawnc.com>  
Subject: RE: BOA hearings

---

Yes, thank you, Terrey, for the detailed update! This is very helpful.

Alaya's on-site neighbor meeting is this Saturday. It appears to have much less neighbor concern than the Grandview project. I think it makes sense to put it on the agenda with the Paint Rock project. I assume this hearing will be in March?

On Grandview, we are having individual meetings with all surrounding property owners and will continue to do so over the next two weeks. We will also have a Zoom meeting for the neighbors at-large towards the end of the month. I strongly believe that the amount of opposition you are seeing on this one is due to the fact that one of the adjoining property owners is a communications professional. It does not appear to me that the vast majority of those sending opposition comments live or own property anywhere near the site.

I will send over any new conditions/revisions to the site plans as we make them in response to neighbor discussions.

In the meantime, please keep me updated on any new developments with these projects and do not hesitate to reach out if I can be helpful in any way.

Thank you!

Derek

**Derek J. Allen**  
**ALLEN STAHL + KILBOURNE**  
828.412.4026 Direct  
336.339.9993 Mobile  
[www.asklawnc.com](http://www.asklawnc.com)  
[dja@asklawnc.com](mailto:dja@asklawnc.com)

---

**From:** Norris Gentry  
**Sent:** Thursday, February 11, 2021 9:46 AM  
**To:** tdolan@madisoncountync.gov  
**Cc:** Derek J. Allen ; Danny Allen  
**Subject:** Re: BOA hearings

Thanks Terrey for the update ☐

Sent from my iPhone

On Feb 11, 2021, at 9:25 AM, [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) wrote:

Good morning, Derek.

Yes, there has been continual talk internally, about how to proceed in the " *Days of Covid* ", with future public hearings, in-person vs Zoom-style participation, etc!.

But let me first be clear, the three projects were not on a "BOA" (Board of Adjustments) Agenda. The three projects are/(were) on the scheduled and legally-noticed Jan. 19th Planning Board Agenda, to go forward with " **Special Use Permit**" requests (Under their " **Residential/Agricultural** " Zoning)

My goal at this time is to proceed with the first applicant, (and existing) " *Paint Rock Farm Campground and Event Center* " up past Hot Springs, which already has their **Special Use Permit (Feb. 2017)** , but have proposed a significant expansion of their facilities. They will be proceeding, seeking a **Special Use Permit Amendment., from the Madison County Planning Board.**

There have been **zero** questions, calls of inquiry to my office, nor any opposition to this particular project as proposed.

We are considering this agenda item "could" potentially be *married up with one of the other two*

projects for an upcoming Planning Board Hearing: most likely Alaya due to its earlier submittal date (than Grandview).

As a note of explanation, we have collectively decided to not have both of these other two campground project, (**Alaya and Grandview**), heard at the same Planning Board Meeting. Both projects have drawn so much interest from the neighboring communities. It has been all (strongly) negative, as we have discussed, and we simply can not possibly accommodate the expected general public crowd, in any county facility.

We "may" consider the use of the Ag Extension Office for the next several Planning Board (and Board of Adjustments) hearings, due to the larger size of the facility. FYI, we are actually considering the use of semi-outdoor facilities (at the County Fairgrounds) for future hearings as well. But this will not be entertained as a viable idea until Spring Weather comes in.

Obviously, we are still working on site logistics.

I understand from Warren Sugg (Alaya Engineer) that the Alaya applicant is attempting to host a **Sat. (2/13) quasi-Town Hall Mtg.** in an effort to have some community out-reach regarding their project proposal.

I shall await the result of that meeting this coming Saturday, if it does occur.

As we discussed, this project has all negative commentary coming into my office, and I expect it to generate a medium-sized contingency to show up for any future Planning Board Hearing.

However, the largest amount of vocal and written criticism is in regards to the Grandview Campground project. I truly expect in excess of 50 folks showing up in opposition to this project, based on the amount of both written and verbal comments my office has received, to date!

I shall bundle up the latest batch of Grandview comment letters, and forward them to the applicant as soon as I can. I am still averaging 2-3 letters a week in full opposition to the project, as currently proposed..

I shall be in touch as soon as we have made any final decisions regarding spaces to hold future public hearings.

I have not heard of any considered revisions to either projects' site plans, to date. If you hear of any changes, please advise your respective clients to reach out to me as soon as possible.

Best Regards,

Terrey Dolan

-----Original Message-----

From: "Derek J. Allen" <[dja@asklawnc.com](mailto:dja@asklawnc.com)>

Sent: Wednesday, February 10, 2021 8:50pm

To: "[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>

Cc: "Clifton Williams" <[cwilliams@asklawnc.com](mailto:cwilliams@asklawnc.com)>, "July Laban" <[jlaban@asklawnc.com](mailto:jlaban@asklawnc.com)>

Subject: BOA hearings

Good evening, Terrey. Have you had any further discussion about when and how the BOA hearing will be held? I plan to call Donny tomorrow to discuss logistics, but didn't want to be duplicative if you have already had those discussions.

FYI - for both Grandview and Alaya, we are moving along with neighbor meetings (both individually and in groups).

Thanks!

Derek

**Derek J. Allen**

*Partner*

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<https://link.edgepilot.com/s/53fb12b9/nCIFYPoSukKQD4TCYLGnvw?>

[u=http://www.asklawnc.com/](http://www.asklawnc.com/)

[dja@asklawnc.com](mailto:dja@asklawnc.com)

*Links contained in this email have been replaced. If you click on a link in the email above the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.*

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Date: Mon, 11 Jan 2021 22:49:54 -0500  
From: Ben Weaver <thebenweaver@yahoo.com>  
To: tdolan@madisoncountync.gov  
Subject: Grandview Campground Proposal

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Hello, Mr. Dolan,

I hope this email finds you well. I am reaching out to express my concerns about the proposed Grandview Campground project at 777 Grandview Road in Madison County. I live at 29 Kelly Fields Drive, directly off of Grandview, and am very concerned about impacts of additional traffic, noise, lights, and fires in this area. Echoing the comments of other nearby residents, this project is not a good fit for this area and would not be well received by the surrounding neighborhood.

Thank you for hearing and considering the concerns brought up by residents of this neighborhood.

Thank you,

Ben Weaver  
29 Kelly Fields Dr, Alexander, NC

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Date: Mon, 14 Dec 2020 07:57:26 -0500  
From: John Lapins <john.lapins@gmail.com>  
To: tdolan@madisoncountync.gov  
Subject: Re: Fwd: 777 Grandview Avenue camping project

---

Oh boy! Welcome to Madison County!

My cell is 917-544-9017

Feel free to set up a time to talk later this week.

Is the Jan meeting still on?

On Mon, Dec 14, 2020 at 7:47 AM <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:  
Good morning, John...

My complete work efforts got re-directed, (since my third day on the job, 2 work weeks ago), on a December 11th Re-Zone Public Hearing.

Evidentially, Madison County has not had a Re-Zoning Case for quite a number of years!

All went perfectly well with the Hearing, and now I can direct my focus on your application (and at least two others).

Please give me until Wednesday afternoon, and I'll circle back around with you. Please provide me with your best phone number to contact you at.

My new cell is: 828-206-4573.

Thank you,  
Terrey Dolan

On Dec 14, 2020 7:22 AM, John Lapins <[john.lapins@gmail.com](mailto:john.lapins@gmail.com)> wrote:  
Hello Terrey. Just following up on my note below. Any review comments appreciated. Also, we noticed the (live) Jan planning meeting is cancelled on your website. Is the meeting virtual?

----- Forwarded message -----

From: **John Lapins** <[john.lapins@gmail.com](mailto:john.lapins@gmail.com)>  
Date: Tue, Dec 8, 2020 at 12:37 PM  
Subject: 777 Grandview Avenue camping project  
To: [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>

Hello Terrey, how goes it up in the snow belt?

Attached is our set to be submitted for planning approval. I wanted to run it by you first to get and connects we could pick up prior formal submission.

Once you think it passes muster, how many hard sets (and what size sheets?) do we need to submit? We have the application completed as well - do we need to submit multiple copies of that as well? Lastly what is the fee?

We should be able to submit by end of week in order to get on the January agenda.

Thank you!

----- Forwarded message -----

From: <[mbrooks@brooksea.com](mailto:mbrooks@brooksea.com)>  
Date: Tue, Dec 8, 2020 at 10:53 AM  
Subject: Site plans for Madison County  
To: Whit Oliver <[dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com)>  
CC: John Lapins <[john.lapins@gmail.com](mailto:john.lapins@gmail.com)>

Guys -

Attached are site plans for your review. We tried to keep it real simple as it sounded like that was all that was required. One thing we did was eliminate the loop road to the south as it may not be necessary now that the main road in/out is wide enough for two way traffic. Should save a lot of \$ in the long run. It can be added later

if needed, this is more about units and density. We had to shift a couple of cabin units and make parking spaces a little bigger to comply with their ordinance. Let us know if you see any changes you want to make. You have completed the application so I assume you guys or the attorney will make application?

-

Mark C. Brooks, P.E.

Brooks Engineering Associates, P.A.

[17 Arlington Street](#)

[Asheville, NC 28801](#)

[\(828\)232-4700](#)

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Date: Mon, 22 Mar 2021 09:11:37 -0400  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Cc: Sheriffharwood@madisoncountync.gov, Danny Allen <dallen@madisoncountync.gov>  
Subject: Re: Scheduled Tuesday, April 20th Madison County Planning Board Mtg.

---

Thanks Terrey ☐

Sent from my iPhone

On Mar 22, 2021, at 8:53 AM, tdolan@madisoncountync.gov wrote:

Sheriff Harwood,

Good morning.

I am the new Planning and Zoning Director for the county.

Commissioner Gentry just stopped by my office and encouraged me to reach out to you in regards to needed security for the upcoming Planning Board Meeting, slated for April 20th.

We are hoping to find out tonight (at the School Board Mtg.) if they will allow the county to utilize the gymnasium space at the Madison County High School.

A very large crowd ( +/- **100 residents??** ) are potentially attending the 4/20 public hearing on the **Grandview Campground Project** site (located on Grandview Road, on the hillside just below the Grandview Baptist Church.

The *opposition group* is well organized, with an online petition drive opposing the project, with well over 500 signatures by now; and my office has been flooded with protest letters, as well.

I received and now possess a video (that was *cell phone-taken* a couple of weekends back) at a *Q & A Session* with the residents and the Grandview Campground Project Applicant.

One "resident" let his temper get the best of him. I can share this brief video with you, as I believe you should see it.  
Please kindly let me know.

I shall let you know, after tonight's School Board's deliberations, if they agree to let the county use the gym space on April 20th.

The Planning Board will meet at 6:30 PM, and no matter where the public hearing is ultimately held, we shall need the assistance of your office for crowd control.

Thank you kindly for your time. Look forward to meeting you soon.

Best Regards,  
Terrey Dolan

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Date: Tue, 19 Jan 2021 17:14:35 -0500  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Cc: Derek Allen <dja@asklawnc.com>, Whit Oliver <dwhittingtonoliver@gmail.com>  
Subject: Re: letters and E-mails in Opposition to the Planning Board Approving Grandview Campground

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Thanks Terrey. Have a Blessed Evening.

Sent from my iPhone

On Jan 19, 2021, at 5:11 PM, tdolan@madisoncountync.gov wrote:

Mr. Allen,

Good afternoon,

As requested by the applicant, Whit Oliver, I was asked to directly send you any letters/e-mails my office has received in regards to the Grandview Campground Project Application.

There have been numerous letters received by either mine or the County Manager's office in opposition to the Madison County Planning Board granting the required *Special Use Permit* for the *Grandview Campground Project*.

Your client's project, shall be heard before the Madison County Planning Board, at some future point in time. Again, this will be in pursuit of a required " *Special Use Permit* ", needed to permit a campground facility, located on lands designated under the the Madison County Zoning Code as "Residential/Agriculture Zoning District" ("R/A").

As you may know, the project was to be heard tonight, January 19th, but the anticipated size of the projected crowd for both this project, (and another smaller, but also somewhat controversial campground project in the village area of Barnard), caused the county to reconsider the practicality of using the Madison County Courthouse in downtown Marshall for the (legally-noticed) Regular Monthly Planning Board Mtg. and having the Board hear the "Noticed" Agenda that had three separate public hearings scheduled for campground-type projects.

That being said, an ***indefinite postponement*** was warranted and announced on the county's website last Wednesday, January 13th. I also called Mr. Oliver that day to inform him of the issues we were facing.

The anticipated crowd would likely have been overwhelming in my estimate, (perhaps 75-90 people in attendance?), and there is no immediately available (or viable) location large enough to safely to hold such a highly-attended public hearing.

Madison County needs to hold to *Covid Protocols* , that simply would not permit such a large gathering in the courthouse, at this time.

We are focusing our collective efforts this week on reviewing alternative solutions for holding the required public hearings for the referenced Agenda's projects, but I simply do not have a location nor date, as of today to report to you.

You may reach out to me as you see the need to, on my office cell at **828-206-4573**.

Best Regards,  
Terrey Dolan  
<777 Grandview Rd - proposed Group Campground>

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Date: Tue, 19 Jan 2021 15:06:06 -0500

From: Norris Gentry <ngentry@madisoncountync.gov>

To: "Nancy Hendrix <nhendrix0208@gmail.com> via BOC" <boc@madisoncountync.gov>

Cc: msnelson@madisoncountync.gov, craiggoforth@madisoncountync.gov, michaelgarrison@madisoncountync.gov, mwechtel@madisoncountync.gov, tdolan@madisoncountync.gov

Subject: Re: Grandview Group Campground

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Good afternoon Nancy. Thanks for reaching out. Have a Blessed Day. Sent from my iPhone > On Jan 19, 2021, at 2:39 PM, Nancy Hendrix via BOC wrote: > > > Enclosed is a letter documenting mine and my son's opposition to the proposed campground. >

---

Date: Sat, 20 Feb 2021 15:36:16 +0000  
From: "Derek J. Allen" <dja@asklawnc.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: Clifton Williams <cwilliams@asklawnc.com>, "John Albers (Work)" <albersjt@hotmail.com>, Whit Oliver <dwhittingtonoliver@gmail.com>  
Subject: Grandview - petition

---

Good morning, Terrey! I'm hoping you are not working today. . .

I'd like to get a copy of the petition that Britt dropped off. What's the easiest way for us to get that? Want me to send someone up to make a copy? Third party copy? Scan?

Thanks!

Derek



**Derek J. Allen**

*Partner*

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[dja@asklawnc.com](mailto:dja@asklawnc.com)

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Date: Thu, 25 Feb 2021 12:05:10 -0500  
From: Rupa Russe <vickersrusselawpllc@gmail.com>  
To: tdolan@madisoncountync.gov  
Subject: Fwd: Grandview inquiry

---

Hi Terry,

Sorry for having that phone call dropped, I must have moved my toe. Thought I'd send my last question this way so we can do away with two birds with one stone (though I appreciate our conversations!).

1. Could you provide me with the names of all the applicants, or individuals associated with the application at Grandview? I don't have that information verified as of yet.
2. You mentioned Ms. Lee had a different plat/layout than the one you had. Would you be able to provide me with Ms. Lee's contact information?

Thank you very much. I look forward to meeting in person.

Best,  
Rupa Vickers Russe  
Bar Licensed Attorney, D.C. and N.C.  
(c) 828-380-9522  
Vickers Russe Law, PLLC

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Date: Tue, 6 Apr 2021 08:24:09 -0400  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: Re: Concern about Grandview Road Campground

Thanks Terrey. Have a great day. I am in the Board of E and R most of the day. A quick BOC and then the DSS Board.  
NOTHING SPECIAL ☐

Sent from my iPhone

On Apr 6, 2021, at 8:15 AM, tdolan@madisoncountync.gov wrote:

Good morning...

FYI, just wanted you to see this exchange from yesterday, in regards to the Grandview Campground...albeit, the gentleman referred to us as "Marshall County"...

T.

-----Original Message-----

From: "Roar Ramesh Bjonnes"  
Sent: Monday, April 5, 2021 6:00pm  
To: "tdolan@madisoncountync.gov"  
Subject: Re: Concern about Grandview Road Campground

Dear Mr. Dolan,  
thank you so much for your prompt response. This is very much appreciated. Also, thank you for your further updates on the situation.  
One point not mentioned in my previous email is the very likelihood that property values will go down with such a development. Reduced property values are neither positive for the homeowners--most of whom will have most of their hard-earned wealth invested in their property--nor for **Marshall county** which depends to a great extent on income for its salaries and community services from property taxes. All in all, I do not think this is a wise direction to move in for this community, nor the county as a whole.  
Thanks again for listening.  
Best wishes,  
Roar Bjonnes

On Mon, Apr 5, 2021 at 4:00 PM [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

Mr. Bjonnes,

Thank you for your written comments.

To update, (and hopefully correct the record), only a 17 acre portion of the **overall 55 acre property** (that happens to straddle both sides of Grandview Road) has been submitted for an application to obtain a **Special Use Permit**, to allow for and provide for a group campground on **Residential/Agricultural ("R/A") Zone land**.

I realize there is " *word on the street* " to potentially build a music venue of some form, on the remaining +/- 38 acres of land, situated across the road from the campground.

As I have spoken to many of the surrounding property owners over the last 3-4 months.

However, it is important to note that Madison County has only rec'd the application for the 17 acre campground, to date.

In fact, the **Grandview Campground Applicant's** scheduled April 20th public hearing has been requested (by the applicant) to be pushed back **until May 18th**, in order to go before the **Madison County Planning Board** for the required **Special Use Permit**.

The public hearing shall be held in the Madison County High Scholl Gymnasium (due to the expected crowd size), if the applicant choses to go forward with the project.

They have not yet provided my office with all of the required plans I have request of the applicant.

Hope this clarifies some of the story for you.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Roar Ramesh Bjonnes" <[rjonnes108@gmail.com](mailto:rjonnes108@gmail.com)>

Sent: Monday, April 5, 2021 3:12pm

To: [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)

Subject: Concern about Grandview Road Campground

Dear Terrence Dolan,

I have come to learn of the plans to develop a campground facility and music venue on Grandview Road in Marshall.

As a neighbor, I live on 141 Katuah Drive (off of South Panhandle and Catawba Rd), which is directly "upstream" from the noise that would be generated from an eventual music venue. And so does another six or seven neighboring houses.

Since I drive to Weaverville and Asheville nearly every day on Grandview, I am also concerned about the increased traffic this plan will generate. But most of all, I am concerned for the immediate neighbors to this venue. I have talked to them, and they are devastated about the prospect of such a plan and the traffic, noise, light pollution, and extra trash such a development will cause. It will destroy this peaceful community forever. We are not against more housing per se, but we do not support this kind of development.

Thank you for your time.

As a public servant, I hope you will do the right thing.

Best wishes,  
Roar Bjonnes

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Date: Wed, 17 Mar 2021 16:10:20 -0400  
From: Norris Gentry <ngentry@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: Re: Public Hearing

---

□

Sent from my iPhone

On Mar 17, 2021, at 4:09 PM, tdolan@madisoncountync.gov wrote:

Yes Sir

-----Original Message-----

From: "Norris Gentry"

Sent: Wednesday, March 17, 2021 4:07pm

To: tdolan@madisoncountync.gov

Subject: Re: Public Hearing

Hi. Let's discuss AM□

Sent from my iPhone

On Mar 17, 2021, at 3:10 PM, tdolan@madisoncountync.gov wrote:

Any specific way in which I should respond to her highlighted *request*, at this point?

Terrey

-----Original Message-----

From: "Norris Gentry"

Sent: Wednesday, March 17, 2021 2:45pm

To: tdolan@madisoncountync.gov

Subject: Re: Public Hearing

Hi. Thanks for the update □

Sent from my iPhone

On Mar 17, 2021, at 2:16 PM, tdolan@madisoncountync.gov wrote:

Norris,

FYI, I understand from Danny that he believes that Ms. Klope is a Fire Marshall within the City of Asheville.

She is within the "*Opposition Group*" for the Grandview Campground, and was with last night's contingency that attended to see how the Planning Board operates.

I would fully expect her to be strong, vocal member of the opposition at the scheduled April 20th Planning Board Mtg.

Please note her e-mail below, and especially focus on her request for a moratorium that she provided to me.

Likewise, I can not 100% recall if I informed you that Ms. Rupa Russe has told me she is now the attorney representing the Grandview Opposition Group, and she shall be in attendance at the April 20th Hearing.

FYI,  
Terrey



-----Original Message-----

From: "Kelley Klope"

Sent: Wednesday, March 17, 2021 1:30pm

To: "Terrey Dolan"

Subject: Public Hearing

Terrey,

It was nice to finally meet you face to face. I do not envy your position, especially right now, but I am sure you understand how critical your position is to the future of our communities. I am sure I am not alone when I express to you that I was very stressed last night and slept very little. I attended last night's meeting to better understand how these meetings are run, how the process works, and what to expect when I attend a meeting to speak on April 20th regarding the proposed project near my home at 777 Grandview Rd. The best word I have to describe last night is shock. I quickly witnessed developers and attorneys, civil engineers and experts in other fields basically bully the board. It was very apparent many board members were uncomfortable with information being pushed at them while the attorney recited legal jargon that they must follow. Board members seemed unsure legally how to run the meeting and how to handle actual public feedback. This is very unfortunate since it is the people who live here who need to be heard in order to preserve Madison County property.

Terrey, I have a request. I do not know the process to do this, or who makes this decision, but I highly recommend that the **powers to be of Madison County immediately stop all new planning and zoning requests to include special use permits until the land use ordinance is updated.** Word is out to developers and attorneys that Madison County has very few restrictions with lots of loopholes and they are swarming to buy up this land to build ridiculous projects that do not mesh with the harmony of our communities. It is a very sad thing to watch.

Please let me know that you have received this email and your thoughts.

Thanks for all you do,

Kelley Klope  
828-778-4328

---

Date: Wed, 13 Jan 2021 21:26:43 +0000 (UTC)  
From: Britt Lee <britt563@yahoo.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: Christopher Lee <christopherblee@gmail.com>, Britt Lee <britt563@yahoo.com>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

---

Thank you, Terrey! (FYI, the website indicates Jan. 19, 2020, not 2021.) This is good news for us, as we do need to speak to this. For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns.

I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,  
Britt

On Wednesday, January 13, 2021, 02:43:48 PM EST, tdolan@madisoncountync.gov wrote:

Please review the county website in a couple of hours.

In short, the Planning Board Mtg, (and the public hearings) have been postponed until further notice.

Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd.

Hope this answers your questions for the time being.

Terrey Doan

On Jan 13, 2021 2:01 PM, Britt Lee wrote:

Hi Terrey,  
I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.

We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream.

Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?

Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

Kind regards,  
Brittany Lee  
828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee wrote:

Hi Terry!

Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.

We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

Thank you,  
Brittany

On Monday, January 11, 2021, 03:31:01 PM EST, tdolan@madisoncountync.gov wrote:

First of all, thank you for your comments and input, as well as your available information about the past campground site proposed by Mr. Shawn Hutchens.

Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's **Jan. 19th Mtg**.

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,

Thank you for your time this morning!

For the minutes/information regarding the 2017 case as discussed -

The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.

We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors.

If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.

Thank you for your time! I look forward to hearing back from you!

Kind regards,

Brittany Lee

351 Hidden Pond Hollow

Alexander, NC 28701

828-702-4993

---

Date: Wed, 13 Jan 2021 21:26:43 +0000 (UTC)  
From: Britt Lee <britt563@yahoo.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: Christopher Lee <christopherblee@gmail.com>, Britt Lee <britt563@yahoo.com>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

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Terrey Dolan

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At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

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Thank you for your time! I look forward to hearing back from you!

Kind regards,

Brittany Lee

351 Hidden Pond Hollow

Alexander, NC 28701

828-702-4993

---

Date: Wed, 6 Jan 2021 09:01:59 -0500 (EST)  
From: My Calendar <tdolan@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: Reminder: Peggy Corbett- review of Grandview Campgrounds- 828-776-5-84

---

The following event begins in 30 minutes: Subject: Peggy Corbett- review of Grandview Campgrounds- 828-776-5-84  
Location: Office Start Time: 01/06/2021 9:30 am End Time: 01/06/2021 10:30 am

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Date: Wed, 16 Dec 2020 13:38:39 -0500  
From: John Lapins <[john.lapins@gmail.com](mailto:john.lapins@gmail.com)>  
To: Whit Oliver <[dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com)>, "tdolan@madisoncountync.gov" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>  
Subject: Re: Fwd: 777 Grandview Avenue camping project

Hello Terrey. Did you get more snow today?

I just wanted to touch base with you on getting on the January 12th meeting agenda, any comments to our draft plans and confirm submission requirements (ie can we submit plans/app/fee electronically?).

Happy to chat if easier.

Thanks.

On Mon, Dec 14, 2020 at 8:11 AM [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:  
I will try to confirm the Jan. mtg for you today....

Terrey Dolan

-----Original Message-----

From: "John Lapins" <[john.lapins@gmail.com](mailto:john.lapins@gmail.com)>  
Sent: Monday, December 14, 2020 7:57am  
To: [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)  
Subject: Re: Fwd: 777 Grandview Avenue camping project

Oh boy! Welcome to Madison County!  
My cell is 917-544-9017  
Feel free to set up a time to talk later this week.  
Is the Jan meeting still on?

On Mon, Dec 14, 2020 at 7:47 AM <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

Good morning, John...  
My complete work efforts got re-directed, (since my third day on the job, 2 work weeks ago), on a December 11th Re-Zone Public Hearing.  
Evidentially, Madison County has not had a Re-Zoning Case for quite a number of years!  
All went perfectly well with the Hearing, and now I can direct my focus on your application (and at least two others).  
Please give me until Wednesday afternoon, and I'll circle back around with you. Please provide me with your best phone number to contact you at.  
My new cell is: 828-206-4573.  
Thank you,  
Terrey Dolan

On Dec 14, 2020 7:22 AM, John Lapins <[john.lapins@gmail.com](mailto:john.lapins@gmail.com)> wrote:

Hello Terrey. Just following up on my note below. Any review comments appreciated. Also, we noticed the (live) Jan planning meeting is cancelled on your website. Is the meeting virtual?

----- Forwarded message -----

From: **John Lapins** <[john.lapins@gmail.com](mailto:john.lapins@gmail.com)>  
Date: Tue, Dec 8, 2020 at 12:37 PM  
Subject: 777 Grandview Avenue camping project  
To: [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>

Hello Terrey, how goes it up in the snow belt?  
Attached is our set to be submitted for planning approval. I wanted to run it by you first to get and connects we could pick up prior formal submission.  
Once you think it passes muster, how many hard sets (and what size sheets?) do we need to submit? We have the application completed as well - do we need to submit multiple copies of that as well? Lastly what is the fee?  
We should be able to submit by end of week in order to get on the January agenda.  
Thank you!

----- Forwarded message -----

From: <[mbrooks@brooksea.com](mailto:mbrooks@brooksea.com)>  
Date: Tue, Dec 8, 2020 at 10:53 AM  
Subject: Site plans for Madison County  
To: Whit Oliver <[dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com)>  
CC: John Lapins <[john.lapins@gmail.com](mailto:john.lapins@gmail.com)>

Guys -

Attached are site plans for your review. We tried to keep it real simple as it sounded like that was all that was required. One thing we did was eliminate the lop road to the south as it may not be necessary now that the main road in/out is wide enough for two way traffic. Should save a lot of \$ in the long run. It can be added later if needed, this is more about units and density. We had to shift a couple of cabin units and make parking spaces a little bigger to comply with their ordinance. Let us know if you see any changes you want to make. You have completed the application so I assume you guys or the attorney will make

application?

Mark C. Brooks, P.E.  
Brooks Engineering Associates, P.A.  
[17 Arlington Street](#)  
[Asheville, NC 28801](#)  
(828)232-4700

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Date: Wed, 6 Jan 2021 13:04:51 -0500  
From: Peggy Corbett <pcorbett56@gmail.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Subject: Re: Grandview Project Proposal

---

Hi Terry,

Thank you for taking the time to meet with us--it was a most enjoyable visit despite the circumstance. Please feel free to contact us with any questions about the area, happy to help provide a bit of "local" insight. I googled Cam when I got home, you should be very proud. Definitely a resemblance!  
Much appreciate your help and keep us posted if you find out anything you can share.  
Welcome to our fine county--you'll learn to love it!  
Peggy



### **Peggy Corbett**

Broker | Realtor®  
Blue Ridge Properties Group

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☎ (828) 776-5084

✉ [pcorbett56@gmail.com](mailto:pcorbett56@gmail.com)


🌐 [blueridgepropertiesnc.com](http://blueridgepropertiesnc.com)

📍 22 N. Main Street, Weaverville, NC 28787



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 Virus-free. [www.avast.com](http://www.avast.com)

On Wed, Jan 6, 2021 at 11:59 AM [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

Peggy and Tim,

Thank you both very much for your interest in the *Grandview Proposal*, and your input in describing Madison County from your perspective..... It was a pleasure to meet with both of you this morning.

It certainly helps me to learn the county more rapidly with citizens describing the "lay of the land".

Per your request, attached is the *Grandview Plan* set.

It you have any further question, please feel free to reach back out to me.

Best Regards,

Terrey Dolan

---

Date: Mon, 22 Mar 2021 09:33:57 -0400  
From: mbrooks@brooksea.com  
To: tdolan@madisoncountync.gov  
Cc: 'Whit Oliver' <dwhittingtonoliver@gmail.com>, 'Norris Gentry' <ngentry@madisoncountync.gov>, 'Danny Allen' <dallen@madisoncountync.gov>, donnyjoellawsattorney@gmail.com  
Subject: RE: Potential Grandview Campground Site Plan Revisions

---

Thanks Terrey. We will be in touch.

Mark C. Brooks, P.E.  
Brooks Engineering Associates, P.A.  
17 Arlington Street  
Asheville, NC 28801  
(828)232-4700



---

**From:** tdolan@madisoncountync.gov  
**Sent:** Monday, March 22, 2021 9:23 AM  
**To:** mbrooks@brooksea.com  
**Cc:** Whit Oliver ; Norris Gentry ; Danny Allen ; donnyjoellawsattorney@gmail.com  
**Subject:** Potential Grandview Campground Site Plan Revisions

Mark,

Per our discussion regarding the **Grandview Campground Site Plan**, I need to see any proposed revisions for the project on revised plan sheets by this coming Thursday morning 3/25. You may e-mail the revised Plan Set directly to me.

The *quirk* of the calendar forces me to arrange for, and post the required Legal Notice for the Planning Board Hearing, nearly a week earlier than you'd think, since Madison County's **The News Record** is only a Wednesday *Once a Week* Local Paper. They require nearly a week's notice for preparation of an Ad Submittal, and it seems to just domino from there!

Any and all proposed changes to site planning, documenting and delineating the required 200 feet distance to all property boundary lines, new routing for utility lines, etc. needs to be accomplished for the accuracy of the posted Ad. Obviously, the Legal Notice Ad (to run for two consecutive weeks, on 3/31 and 4/7) has to have the correct information for all proposed facilities, etc.

I'd like to see the **Plan Sheet Note Box** (on Plan Sheet "C-4.0") itemize the entire list of uses, noting the dimensions of all facilities as well, please.

Please call me with any needs.

Thank you,  
Terrey Dolan

---

Date: Tue, 23 Feb 2021 04:27:03 +0000  
From: "Derek J. Allen" <dja@asklawnc.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: Norris Gentry <ngentry@madisoncountync.gov>, "donnyjoellawsattorney@gmail.com" <donnyjoellawsattorney@gmail.com>  
Subject: RE: Petition Addressees and Link to Online Petition Opposing Grandview Road Group Campground

---

Thank you, Terrey!

Derek

**Derek J. Allen**  
**ALLEN STAHL + KILBOURNE**  
828.412.4026 Direct  
336.339.9993 Mobile  
[www.asklawnc.com](http://www.asklawnc.com)  
[dja@asklawnc.com](mailto:dja@asklawnc.com)

---

**From:** tdolan@madisoncountync.gov  
**Sent:** Monday, February 22, 2021 2:26 PM  
**To:** Derek J. Allen  
**Cc:** Norris Gentry ; donnyjoellawsattorney@gmail.com  
**Subject:** FW: Petition Addressees and Link to Online Petition Opposing Grandview Road Group Campground

Mr. Allen,

Per your request, enclosed are both the link for the actual (Online) Petition in opposition to **Grandview Campground**, as well as a pdf for the large number of signatures that Ms. Britt Lee attests are in opposition to the project. She has kindly provided me with both items, and I informed her I was passing them along to you, as it is to be considered by this office as "public information".

Please let me know if you require any additional information.

Again, FYI: the Grandview Campground Proposal is to be heard before the Madison County Planning Board at **6:30 PM, Tuesday, April 20th**.

The public hearing for the proposal's request for a " *Special Use Permit* " shall be the Madison County's Planning Board's only Agenda Item that evening, (as of now); and will be heard at the large conference room at the **North Carolina Cooperative Extension Office, at 258 Carolina Lane, Marshall, NC 28753**.

Legal Notices shall be posted in *The News Record*, in both the March 31st and the April 7th Editions (Weekly Newspaper).

<https://link.edgepilot.com/s/9b4eaccc/79OLeV1obEK3YFcRfyS8FA?u=http://chnq.it/hJTzjSN4>

Please reach out to me with any additional needs.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Sent: Tuesday, February 16, 2021 8:52am  
To: " [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) " <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>  
Cc: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,

Thank you for your time yesterday! It was good to finally meet you in person and discuss our concerns with this proposal. **To summarize, we do not feel that this area, with a zoned priority for farming and low density, can handle such a high density infrastructurally demanding project.**

We will communicate back to the community that the Grandview project would not be heard at a March Public Hearing and we will stay tuned for an April hearing or a date beyond that.

I wanted to provide you with some additional information to add to our file. I am also attaching the Discussion Points I gave you yesterday, that were directly from the developers. Again, please note that these were distributed to the community, and the community does not feel that their concerns are being addressed. I have also attached a few more images showing the amount of residences that surround this proposal, and the narrow road that would be used for the excessive amount of traffic coming in/out of this facility. If you can also add the plans showing how the tent sites will contain their own individual bathrooms and HVAC systems I



provided to you yesterday to our file, that would be appreciated as well.

Furthermore, I am attaching the current look at the online petition that over 450 to date have signed in opposition. I would also like for you to know that the community has raised approximately \$3,000.00 and rising, to help with opposition efforts against the developers. There are flyers being distributed throughout the community in opposition and a separate email account called "[stopgrandviewcampground@gmail.com](mailto:stopgrandviewcampground@gmail.com)" has been created to help facilitate community efforts against this project. If you've been to the area recently, you will also see yard signs along the way in front of numerous residences showing opposition to this project. It has created quite the stir, as you already are aware!

I hope this documentation will help the Planning Board agree that this would be a detrimental project to this area.

If you have any questions, please let me know!

Thank you,

Britt

On Friday, February 5, 2021, 01:13:32 PM EST, [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

Yes, see you then.

Terrey Dolan

-----Original Message-----

From: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>

Sent: Friday, February 5, 2021 1:05pm

To: "[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>

Cc: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!

Haha! Well, it's a random holiday our office gave us since they didn't give us MLK day!

Yes, we can be there on the 15th at 11am. Yes, across the hall from the Tax Dept at the 5707 building?

Thanks,

Britt

On Friday, February 5, 2021, 12:58:20 PM EST, [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

Hello Britt,

Yes! Somewhat surprisingly, Madison County **is not closed for President's Day!**

I can meet, say at **11:00 AM on Monday, February 15th, here at our offices**, if that works for you?

Do you have the location?

Please RSVP.

Thanks,

Terrey Dolan

-----Original Message-----

From: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>

Sent: Friday, February 5, 2021 12:12pm

To: "[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>

Cc: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>, "Christopher Lee" <[christopherblee@gmail.com](mailto:christopherblee@gmail.com)>

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!

Thank you for responding, and for the information!

1) Not sure if you are closed for Feb. 15th holiday but if not, we could meet anytime that day. We also have the afternoon of the 16th and 17th open as well, anytime let's say 2:30pm and onward. Would any of these times work for you?

2) Great information to have! And yes, I agree, in speaking to many of the community who have an interest in this proposal, I do know a fair amount of them do not have zoom meeting capabilities, including some of the adjoining property owners.

Thank you!

Britt

On Friday, February 5, 2021, 11:56:27 AM EST, [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

1) Just let me know when you' like to meet, and I'll double check my calendar.

2) Secondly, the county is on an "**Indefinite Hold**" due to the need to ensure Covid Protocols are met, and until we can get a better understanding on how to proceed with "Public Hearings" where folks are not actually in person, if that is at all appropriate.

FYI, some very recent judges' rulings, ( but not yet in our Superior Court District, to my knowledge ) have

allowed for Zoom Public Input. Unfortunately, this county seems to be (unfairly) lacking in the ability to ensure everyone has a fair chance to provide their input, via the lack of internet connection, etc.

That being said, there shall be no further Madison County Planning Board, or Board of Adjustment, Public Hearings scheduled until we can confidently, safely and fairly provide the public with their opportunity to express their opinions on projects seeking their required approvals from these two Boards.

Look forward to hearing back from you.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Sent: Friday, February 5, 2021 11:05am  
To: "[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>  
Cc: "Sylvia Riddle" <[sshelton@madisoncountync.gov](mailto:sshelton@madisoncountync.gov)>, "Christopher Lee" <[christopherblee@gmail.com](mailto:christopherblee@gmail.com)>, "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,  
I hope you have had a great week!  
I'm following up on a possible appointment to me, however in the meantime can you please provide me with any update you may have on whether the Feb 16th Public Hearing to review the 777 Grandview project will take place?  
Thank you!

Britt

On Monday, January 25, 2021, 08:06:38 AM EST, Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)> wrote:

Hi Terrey,

Kindly following up on this. Could we possibly schedule an hour with you this week, perhaps, so we can go through some concerns we have, and hopefully you can answer some questions for us?

We would greatly appreciate it!

Thank you,

Britt Lee

On Wednesday, January 20, 2021, 04:50:28 PM EST, Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)> wrote:

Hi Terrey!

I left the documents today with Sylvia for you to receive when you return to the office.

Also, Christopher and I would like to set up an appt with you to go through some questions that we have in relation to our own adjoining property with this proposed plan. We've been reviewing the Land Ordinance language and want to ensure we understand the special permit language versus how the layout of the plans for the campground facility we've seen. I think this would be easier if we could do in person so we can look at the plans together? Please let us know when you might have some time available in the next few business days. We would greatly appreciate it!

Thank you,

Britt Lee

On Tuesday, January 19, 2021, 02:35:38 PM EST, [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

That shall be fine.

Thank you,

Terrey Dolan

-----Original Message-----

From: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Sent: Tuesday, January 19, 2021 2:33pm  
To: "[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>  
Cc: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>, "Christopher Lee" <[christopherblee@gmail.com](mailto:christopherblee@gmail.com)>  
>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Thanks, Terrey! You must have gotten much more snow than we did!

I'll plan to drop them off tomorrow with Ms. Shelton. I have roughly 37 letters that neighbors have entrusted me to deliver, as well as my own, opposing Grandview Group Campground. I'll likely follow up in a more official email. :-)

Thanks,



Britt

On Tuesday, January 19, 2021, 02:06:28 PM EST, [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:  
I am working from my home up near the southern portion of Wolf Laurel today (attempting to dig out, still!)

I am not confident of being in the office tomorrow AM.

That being said, you may easily drop off any & all collected letters, and hand them to Ms. Sylvia Shelton, our Office Manager tomorrow, when it is convenient for you to do so.

The office address is 5707 US Hwy 25/70, in Suite 5, (Marshall, NC 28753).....my office is down the long hallway on the right, across the hall from the Tax Dept.

A hallway sign says Building Dept, as well as Planning & Zoning.

Hope this helps.

Terrey Dolan

On Jan 19, 2021 1:10 PM, Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)> wrote:

Hi Terrey,

Due to the amount of signed letters that I'm receiving from my neighbors, it would be easier for me to hand deliver these directly to you instead of mailing. Can you please let me know if I need to make an appt for this?

Thanks,

Britt Lee

On Wednesday, January 13, 2021, 04:26:46 PM EST, Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)> wrote:

Thank you, Terrey! (FYI, the website indicates Jan. 19, 2020, not 2021.) This is good news for us, as we do need to speak to this.

For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns.

I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,

Britt

On Wednesday, January 13, 2021, 02:43:48 PM EST, [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

Please review the county website in a couple of hours.

In short, the Planning Board Mtg, (and the public hearings) have been postponed until further notice.

Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd.

Hope this answers your questions for the time being.

Terrey Dolan

On Jan 13, 2021 2:01 PM, Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)> wrote:

Hi Terrey,

I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.

We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream.

Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?

Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

Kind regards,

Brittany Lee

828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)> wrote:

Hi Terry!

Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.

We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

Thank you,

Brittany

On Monday, January 11, 2021, 03:31:01 PM EST, [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

First of all, thank you for your comments and input, as well as your available information about the past campground site proposed by Mr. Shawn Hutchens.

Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's **Jan. 19th Mtg**.

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,

Terrey Dolan

-----Original Message-----

From: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>

Sent: Monday, January 11, 2021 10:53am

To: "[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>

Cc: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,

Thank you for your time this morning!

For the minutes/information regarding the 2017 case as discussed -

The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.

We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors.

If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.

Thank you for your time! I look forward to hearing back from you!

Kind regards,

Brittany Lee

351 Hidden Pond Hollow

Alexander, NC 28701

828-702-4993

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For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns.

I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,

Britt

On Wednesday, January 13, 2021, 02:43:48 PM EST, [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

Please review the county website in a couple of hours.

In short, the Planning Board Mtg, (and the public hearings) have been postponed until further notice.

Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd.

Hope this answers your questions for the time being.

Terrey Dolan

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Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?

Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

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Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>

Sent: Monday, January 11, 2021 10:53am

To: "[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>

Cc: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,

Thank you for your time this morning!

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If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.

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Alexander, NC 28701

828-702-4993

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Terrey Dolan



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Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee" < [britt563@yahoo.com](mailto:britt563@yahoo.com) >

Sent: Monday, January 11, 2021 10:53am

To: " [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) " < [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) >

Cc: "Britt Lee" < [britt563@yahoo.com](mailto:britt563@yahoo.com) >

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,

Thank you for your time this morning!

For the minutes/information regarding the 2017 case as discussed -

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If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.

Thank you for your time! I look forward to hearing back from you!

Kind regards,  
Brittany Lee  
351 Hidden Pond Hollow  
Alexander, NC 28701  
828-702-4993

Links contained in this email have been replaced. If you click on a link in the email above the link will be analyzed for

known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

---

Date: Tue, 23 Feb 2021 04:27:03 +0000  
From: "Derek J. Allen" <dja@asklawnc.com>  
To: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
Cc: Norris Gentry <ngentry@madisoncountync.gov>, "donnyjoellawsattorney@gmail.com" <donnyjoellawsattorney@gmail.com>  
Subject: RE: Petition Addressees and Link to Online Petition Opposing Grandview Road Group Campground

---

Thank you, Terrey!

Derek

**Derek J. Allen**  
**ALLEN STAHL + KILBOURNE**  
828.412.4026 Direct  
336.339.9993 Mobile  
[www.asklawnc.com](http://www.asklawnc.com)  
[dja@asklawnc.com](mailto:dja@asklawnc.com)

---

**From:** tdolan@madisoncountync.gov  
**Sent:** Monday, February 22, 2021 2:26 PM  
**To:** Derek J. Allen  
**Cc:** Norris Gentry ; donnyjoellawsattorney@gmail.com  
**Subject:** FW: Petition Addressees and Link to Online Petition Opposing Grandview Road Group Campground

Mr. Allen,

Per your request, enclosed are both the link for the actual (Online) Petition in opposition to **Grandview Campground**, as well as a pdf for the large number of signatures that Ms. Britt Lee attests are in opposition to the project. She has kindly provided me with both items, and I informed her I was passing them along to you, as it is to be considered by this office as "public information".

Please let me know if you require any additional information.

Again, FYI: the Grandview Campground Proposal is to be heard before the Madison County Planning Board at **6:30 PM, Tuesday, April 20th**.

The public hearing for the proposal's request for a " *Special Use Permit* " shall be the Madison County's Planning Board's only Agenda Item that evening, (as of now); and will be heard at the large conference room at the **North Carolina Cooperative Extension Office, at 258 Carolina Lane, Marshall, NC 28753**.

Legal Notices shall be posted in *The News Record*, in both the March 31st and the April 7th Editions (Weekly Newspaper).

<https://link.edgepilot.com/s/9b4eaccc/790LeV1obEK3YFcRfyS8FA?u=http://chnng.it/hJTzjSN4>

Please reach out to me with any additional needs.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Sent: Tuesday, February 16, 2021 8:52am  
To: "tdolan@madisoncountync.gov" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>  
Cc: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,

Thank you for your time yesterday! It was good to finally meet you in person and discuss our concerns with this proposal. **To summarize, we do not feel that this area, with a zoned priority for farming and low density, can handle such a high density infrastructurally demanding project.**

We will communicate back to the community that the Grandview project would not be heard at a March Public Hearing and we will stay tuned for an April hearing or a date beyond that.

I wanted to provide you with some additional information to add to our file. I am also attaching the Discussion Points I gave you yesterday, that were directly from the developers. Again, please note that these were distributed to the community, and the community does not feel that their concerns are being addressed. I have also attached a few more images showing the amount of residences that surround this proposal, and the narrow road that would be used for the excessive amount of traffic coming in/out of this facility. If you can also add the plans showing how the tent sites will contain their own individual bathrooms and HVAC systems I



provided to you yesterday to our file, that would be appreciated as well.

Furthermore, I am attaching the current look at the online petition that over 450 to date have signed in opposition. I would also like for you to know that the community has raised approximately \$3,000.00 and rising, to help with opposition efforts against the developers. There are flyers being distributed throughout the community in opposition and a separate email account called "[stopgrandviewcampground@gmail.com](mailto:stopgrandviewcampground@gmail.com)" has been created to help facilitate community efforts against this project. If you've been to the area recently, you will also see yard signs along the way in front of numerous residences showing opposition to this project. It has created quite the stir, as you already are aware!

I hope this documentation will help the Planning Board agree that this would be a detrimental project to this area.

If you have any questions, please let me know!

Thank you,

Britt

On Friday, February 5, 2021, 01:13:32 PM EST, [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

Yes, see you then.

Terrey Dolan

-----Original Message-----

From: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>

Sent: Friday, February 5, 2021 1:05pm

To: "[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>

Cc: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!

Haha! Well, it's a random holiday our office gave us since they didn't give us MLK day!

Yes, we can be there on the 15th at 11am. Yes, across the hall from the Tax Dept at the 5707 building?

Thanks,

Britt

On Friday, February 5, 2021, 12:58:20 PM EST, [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

Hello Britt,

Yes! Somewhat surprisingly, Madison County **is not closed for President's Day!**

I can meet , say at **11:00 AM on Monday, February 15th, here at our offices**, if that works for you?

Do you have the location?

Please RSVP.

Thanks,

Terrey Dolan

-----Original Message-----

From: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>

Sent: Friday, February 5, 2021 12:12pm

To: "[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>

Cc: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>, "Christopher Lee" <[christopherblee@gmail.com](mailto:christopherblee@gmail.com)>

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!

Thank you for responding, and for the information!

1) Not sure if you are closed for Feb. 15th holiday but if not, we could meet anytime that day. We also have the afternoon of the 16th and 17th open as well, anytime let's say 2:30pm and onward. Would any of these times work for you?

2) Great information to have! And yes, I agree, in speaking to many of the community who have an interest in this proposal, I do know a fair amount of them do not have zoom meeting capabilities, including some of the adjoining property owners.

Thank you!

Britt

On Friday, February 5, 2021, 11:56:27 AM EST, [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

1) Just let me know when you' like to meet, and I'll double check my calendar.

2) Secondly, the county is on an "**Indefinite Hold**" due to the need to ensure Covid Protocols are met, and until we can get a better understanding on how to proceed with "Public Hearings" where folks are not actually in person, if that is at all appropriate.

FYI, some very recent judges' rulings, (but not yet in our Superior Court District, to my knowledge) have

allowed for Zoom Public Input. Unfortunately, this county seems to be (unfairly) lacking in the ability to ensure everyone has a fair chance to provide their input, via the lack of internet connection, etc.

That being said, there shall be no further Madison County Planning Board, or Board of Adjustment, Public Hearings scheduled until we can confidently, safely and fairly provide the public with their opportunity to express their opinions on projects seeking their required approvals from these two Boards.

Look forward to hearing back from you.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Sent: Friday, February 5, 2021 11:05am  
To: "[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>  
Cc: "Sylvia Riddle" <[sshelton@madisoncountync.gov](mailto:sshelton@madisoncountync.gov)>, "Christopher Lee" <[christopherblee@gmail.com](mailto:christopherblee@gmail.com)>, "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,

I hope you have had a great week!

I'm following up on a possible appointment to me, however in the meantime can you please provide me with any update you may have on whether the Feb 16th Public Hearing to review the 777 Grandview project will take place?

Thank you!

Britt

On Monday, January 25, 2021, 08:06:38 AM EST, Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)> wrote:

Hi Terrey,

Kindly following up on this. Could we possibly schedule an hour with you this week, perhaps, so we can go through some concerns we have, and hopefully you can answer some questions for us?

We would greatly appreciate it!

Thank you,

Britt Lee

On Wednesday, January 20, 2021, 04:50:28 PM EST, Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)> wrote:

Hi Terrey!

I left the documents today with Sylvia for you to receive when you return to the office.

Also, Christopher and I would like to set up an appt with you to go through some questions that we have in relation to our own adjoining property with this proposed plan. We've been reviewing the Land Ordinance language and want to ensure we understand the special permit language versus how the layout of the plans for the campground facility we've seen. I think this would be easier if we could do in person so we can look at the plans together? Please let us know when you might have some time available in the next few business days. We would greatly appreciate it!

Thank you,

Britt Lee

On Tuesday, January 19, 2021, 02:35:38 PM EST, [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

That shall be fine.

Thank you,

Terrey Dolan

-----Original Message-----

From: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>  
Sent: Tuesday, January 19, 2021 2:33pm  
To: "[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>  
Cc: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>, "Christopher Lee" <[christopherblee@gmail.com](mailto:christopherblee@gmail.com)>  
>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Thanks, Terrey! You must have gotten much more snow than we did!

I'll plan to drop them off tomorrow with Ms. Shelton. I have roughly 37 letters that neighbors have entrusted me to deliver, as well as my own, opposing Grandview Group Campground. I'll likely follow up in a more official email. :-)

Thanks,



Britt

On Tuesday, January 19, 2021, 02:06:28 PM EST, [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:  
I am working from my home up near the southern portion of Wolf Laurel today (attempting to dig out, still!)

I am not confident of being in the office tomorrow AM.

That being said, you may easily drop off any & all collected letters, and hand them to Ms. Sylvia Shelton, our Office Manager tomorrow, when it is convenient for you to do so.

The office address is 5707 US Hwy 25/70, in Suite 5, (Marshall, NC 28753).....my office is down the long hallway on the right, across the hall from the Tax Dept.

A hallway sign says Building Dept, as well as Planning & Zoning.

Hope this helps.

Terrey Dolan

On Jan 19, 2021 1:10 PM, Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)> wrote:

Hi Terrey,

Due to the amount of signed letters that I'm receiving from my neighbors, it would be easier for me to hand deliver these directly to you instead of mailing. Can you please let me know if I need to make an appt for this?

Thanks,

Britt Lee

On Wednesday, January 13, 2021, 04:26:46 PM EST, Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)> wrote:

Thank you, Terrey! (FYI, the website indicates Jan. 19, 2020, not 2021.) This is good news for us, as we do need to speak to this. For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns.

I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,

Britt

On Wednesday, January 13, 2021, 02:43:48 PM EST, [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:  
Please review the county website in a couple of hours.

In short, the Planning Board Mtg, (and the public hearings) have been postponed until further notice.

Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd.

Hope this answers your questions for the time being.

Terrey Dolan

On Jan 13, 2021 2:01 PM, Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)> wrote:

Hi Terrey,

I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.

We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream.

Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?

Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

Kind regards,

Brittany Lee

828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee <[britt563@yahoo.com](mailto:britt563@yahoo.com)> wrote:

Hi Terry!

Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.

We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

Thank you,

Brittany

On Monday, January 11, 2021, 03:31:01 PM EST, [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

First of all, thank you for your comments and input, as well as your available information about the past campground site proposed by Mr. Shawn Hutchens.

Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's **Jan. 19th Mtg**.

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,

Terrey Dolan

-----Original Message-----

From: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>

Cc: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,

Thank you for your time this morning!

For the minutes/information regarding the 2017 case as discussed -

The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.

We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors.

If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.

Thank you for your time! I look forward to hearing back from you!

Kind regards,

Brittany Lee

351 Hidden Pond Hollow

Alexander, NC 28701

828-702-4993

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Hi Terrey,

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Thanks,

Britt Lee

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Thank you, Terrey! (FYI, the website indicates Jan. 19, 2020, not 2021.) This is good news for us, as we do need to speak to this.

For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns.

I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,

Britt

On Wednesday, January 13, 2021, 02:43:48 PM EST, [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

Please review the county website in a couple of hours.

In short, the Planning Board Mtg, (and the public hearings) have been postponed until further notice.

Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd.

Hope this answers your questions for the time being.

Terrey Dolan

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Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?

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Sent: Monday, January 11, 2021 10:53am

To: "[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>

Cc: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

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351 Hidden Pond Hollow

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Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>

Sent: Monday, January 11, 2021 10:53am

To: "[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>

Cc: "Britt Lee" <[britt563@yahoo.com](mailto:britt563@yahoo.com)>

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

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If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.

Thank you for your time! I look forward to hearing back from you!

Kind regards,

Brittany Lee  
351 Hidden Pond Hollow  
Alexander, NC 28701  
828-702-4993

Links contained in this email have been replaced. If you click on a link in the email above the link will be analyzed for

known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

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Date: Mon, 22 Mar 2021 08:53:57 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: sheriffharwood@madisoncountync.gov  
Cc: Norris Gentry <ngentry@madisoncountync.gov>, Danny Allen <dallen@madisoncountync.gov>  
Subject: Scheduled Tuesday, April 20th Madison County Planning Board Mtg.

---

Sheriff Harwood,

Good morning.

I am the new Planning and Zoning Director for the county.

Commissioner Gentry just stopped by my office and encouraged me to reach out to you in regards to needed security for the upcoming Planning Board Meeting, slated for April 20th.

We are hoping to find out tonight (at the School Board Mtg.) if they will allow the county to utilize the gymnasium space at the Madison County High School.

A very large crowd ( +/- **100 residents??** ) are potentially attending the 4/20 public hearing on the **Grandview Campground Project** site (located on Grandview Road, on the hillside just below the Grandview Baptist Church.

The *opposition group* is well organized, with an online petition drive opposing the project, with well over 500 signatures by now; and my office has been flooded with protest letters, as well.

I received and now possess a video (that was *cell phone-taken* a couple of weekends back) at a *Q & A Session* with the residents and the Grandview Campground Project Applicant.

One "resident" let his temper get the best of him. I can share this brief video with you, as I believe you should see it.  
Please kindly let me know.

I shall let you know, after tonight's School Board's deliberations, if they agree to let the county use the gym space on April 20th.  
The Planning Board will meet at 6:30 PM, and no matter where the public hearing is ultimately held, we shall need the assistance of your office for crowd control.

Thank you kindly for your time. Look forward to meeting you soon.

Best Regards,  
Terrey Dolan

---

Date: Mon, 14 Dec 2020 08:11:38 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: John Lapins <john.lapins@gmail.com>  
Subject: Re: Fwd: 777 Grandview Avenue camping project

---

I will try to confirm the Jan. mtg for you today....

Terrey Dolan

-----Original Message-----

From: "John Lapins"  
Sent: Monday, December 14, 2020 7:57am  
To: tdolan@madisoncountync.gov  
Subject: Re: Fwd: 777 Grandview Avenue camping project

Oh boy! Welcome to Madison County!  
My cell is 917-544-9017  
Feel free to set up a time to talk later this week.  
Is the Jan meeting still on?

On Mon, Dec 14, 2020 at 7:47 AM <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

Good morning, John...  
My complete work efforts got re-directed, (since my third day on the job, 2 work weeks ago), on a December 11th Re-Zone Public Hearing.  
Evidently, Madison County has not had a Re-Zoning Case for quite a number of years!  
All went perfectly well with the Hearing, and now I can direct my focus on your application (and at least two others).  
Please give me until Wednesday afternoon, and I'll circle back around with you. Please provide me with your best phone number to contact you at.  
My new cell is: 828-206-4573.  
Thank you,  
Terrey Dolan

On Dec 14, 2020 7:22 AM, John Lapins <[john.lapins@gmail.com](mailto:john.lapins@gmail.com)> wrote:

Hello Terrey. Just following up on my note below. Any review comments appreciated. Also, we noticed the (live) Jan planning meeting is cancelled on your website. Is the meeting virtual?

----- Forwarded message -----

From: **John Lapins** <[john.lapins@gmail.com](mailto:john.lapins@gmail.com)>  
Date: Tue, Dec 8, 2020 at 12:37 PM  
Subject: 777 Grandview Avenue camping project  
To: [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>

Hello Terrey, how goes it up in the snow belt?  
Attached is our set to be submitted for planning approval. I wanted to run it by you first to get and connects we could pick up prior formal submission.  
Once you think it passes muster, how many hard sets (and what size sheets?) do we need to submit? We have the application completed as well - do we need to submit multiple copies of that as well? Lastly what is the fee?  
We should be able to submit by end of week in order to get on the January agenda.  
Thank you!

----- Forwarded message -----

From: <[mbrooks@brooksea.com](mailto:mbrooks@brooksea.com)>  
Date: Tue, Dec 8, 2020 at 10:53 AM  
Subject: Site plans for Madison County  
To: Whit Oliver <[dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com)>  
CC: John Lapins <[john.lapins@gmail.com](mailto:john.lapins@gmail.com)>

Guys -

Attached are site plans for your review. We tried to keep it real simple as it sounded like that was all that was required. One thing we did was eliminate the loop road to the south as it may not be necessary now that the main road in/out is wide enough for two way traffic. Should save a lot of \$ in the long run. It can be added later if needed, this is more about units and density. We had to shift a couple of cabin units and make parking spaces a little bigger to comply with their ordinance. Let us know if you see any changes you want to make. You have completed the application so I assume you guys or the attorney will make application?

Mark C. Brooks, P.E.  
Brooks Engineering Associates, P.A.  
[17 Arlington Street](#)  
[Asheville, NC 28801](#)  
(828)232-4700



Date: Thu, 25 Feb 2021 12:15:54 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Rupa Russe <vickersrusselawpllc@gmail.com>  
Subject: RE: Fwd: Grandview inquiry

---

Rupa,

Yes, our phone call seemed to get dropped in mid conversation.

1) Enclosed, here is Mrs. Lee's contact information, that she has provided to this office, as I have it...

**Brittany Lee**

**351 Hidden Pond Hollow**

**Alexander, NC 28701**

**828-702-4993**

**Email: [britt563@yahoo.com](mailto:britt563@yahoo.com)**

2) Contact information I have, for both the applicant (Whit Oliver), and the engineer, Mark Brooks, will be forthcoming in a separate e-mail to you.

Best Regards,

Terrey Dolan

-----Original Message-----

**From: "Rupa Russe"**

**Sent: Thursday, February 25, 2021 12:05pm**

**To: tdolan@madisoncountync.gov**

**Subject: Fwd: Grandview inquiry**

Hi Terry,

Sorry for having that phone call dropped, I must have moved my toe. Thought I'd send my last question this way so we can do away with two birds with one stone (though I appreciate our conversations!).

1. Could you provide me with the names of all the applicants, or individuals associated with the application at Grandview? I don't have that information verified as of yet.

2. You mentioned Ms. Lee had a different plat/layout than the one you had. Would you be able to provide me with Ms. Lee's contact information?

Thank you very much. I look forward to meeting in person.

Best,

Rupa Vickers Russe

Bar Licensed Attorney, D.C. and N.C.

(c) 828-380-9522

Vickers Russe Law, PLLC

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Date: Wed, 20 Jan 2021 07:12:41 -0500  
From: tdolan@madisoncountync.gov  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Derek Allen-attorney representing the Grandview Campground Applicant

---

Norris, good morning!

I wanted to share what Derek Allen shared in regards to this client, Grandview Campground. I was not sure if you got cc'd or not on his response yesterday evening.

Mr. Allen and I are going to have a 10:30 AM call this morning.

I may just "buy some time" prior to attempting an escape off this hill,, and take his call first, prior to coming in.

Thoughts on the call?

Do you wish to be patched in, by any chance?

Terrey

On Jan 19, 2021 5:21 PM, "Derek J. Allen" wrote:

Thank you, Terrey. Do you have some time to discuss this week? Two things, I'd like to discuss:

First, I have had a number of opportunities to engage with local government bodies during COVID times and work out through our NC court system safe alternatives to "fully in-person" meetings. I am happy to share with you the COVID-safe protocols that were recently approved by a Superior Court Judge in a Buncombe County case considering how quasi-judicial hearings should be held during this time. Namely, the process is designed to afford due process for participants, and safety for all.

Second, I know the head of this opposition group well (we've been friends for years). Once I found out there was opposition, and who it was, I reached out to her for a meeting. I was able to speak with her late last week at length. She (and they) had a very, very different idea of what was being proposed. She was comforted and relieved to hear the actual vision and proposal. To that end, we are lining up a meeting to walk the property and a follow up Zoom with all interested parties.

I have good availability tomorrow, Thursday, and Friday, and can work around your schedule. Let me know your availability.

I look forward to working with you,

Derek

**Derek J. Allen**

**ALLEN STAHL + KILBOURNE**

828.412.4026 Direct

336.339.9993 Mobile

<https://link.edgepilot.co>

---

Date: Mon, 18 Jan 2021 17:34:34 -0500  
From: tdolan@madisoncountync.gov  
To: Clifton Williams <cwilliams@asklawnc.com>  
Subject: RE: 777 Grandview Project

---

Understood.  
Have a good evening.

Terrey Dolan

On Jan 18, 2021 3:56 PM, Clifton Williams wrote:

Terrey:

O.k. Just wanted to confirm the status. We'll take this off the calendar, and will follow up with other questions as they arise.

Regards,



**Clifton Williams**

*Attorney*

**Allen Stahl + Kilbourne**

**20 Town Mountain Road**

**Suite 100**

**Asheville, NC 28801**

828.575.5242 Direct

828.254.4778 Main

919.349.2248 Mobile

828.254.6646 Fax

[www.asklawnc.com](http://www.asklawnc.com)

[cwilliams@asklawnc.com](mailto:cwilliams@asklawnc.com)

---

**From:** tdolan@madisoncountync.gov  
**Sent:** Monday, January 18, 2021 3:35 PM  
**To:** Clifton Williams  
**Subject:** RE: 777 Grandview Project

Mr. Williams,

Good afternoon.

I had hoped that the applicants for your project would have informed and updated you, and I am sorry if they have not, to date.

For your information, the Madison County Planning Board hearing previously posted for tomorrow evening, January 19th, has been postponed indefinitely.

The announcement of the postponement was posted on the County's website last Wednesday afternoon.

Based on the anticipated crowd size for all interested parties, the mandated Covid Protocols, and the nature of the Courthouse not being able to physically support the Agenda's interest, it has to be researched (and reconsidered) as to where and when the current agenda shall be heard by the Planning Board.

I alerted the applicants last Wednesday of the difficult decision for the need to delay the Public Hearings, for the three applications the Planning Board was to consider.

If you have any further questions, I welcome you to reach out to me on my office cell (today) at 828-206-4573.

Best Regards,

Terrey Dolan

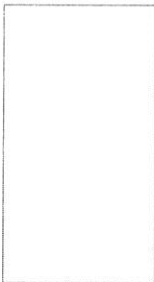
On Jan 18, 2021 2:32 PM, Clifton Williams <[cwilliams@asklawnc.com](mailto:cwilliams@asklawnc.com)> wrote:

Mr. Dolan:

Following up, checking to see if notices/reports have been prepared, and whether you needed to revise the hearing (per your message). Are we still a go for tomorrow evening? Copied is my law partner, Derek Allen, as well.

Sincerely,

Clifton



**Clifton Williams**

*Attorney*

**Allen Stahl + Kilbourne**

**20 Town Mountain Road**

**Suite 100**

**Asheville, NC 28801**

828.575.5242 Direct

828.254.4778 Main

919.349.2248 Mobile

828.254.6646 Fax

[https://link.edgepilot.com/s/7243dede/-m2zuG6QZESMP3EdD5SO4A?  
u=http://www.asklawnc.com/](https://link.edgepilot.com/s/7243dede/-m2zuG6QZESMP3EdD5SO4A?u=http://www.asklawnc.com/)

[cwilliams@asklawnc.com](mailto:cwilliams@asklawnc.com)



**From:** [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>

**Sent:** Tuesday, January 12, 2021 9:46 AM

**To:** Clifton Williams <[cwilliams@asklawnc.com](mailto:cwilliams@asklawnc.com)>

**Subject:** RE: 777 Grandview Project

Mr. Williams,

Understood. I shall include you (as the applicant's counsel) in any future actions or correspondences. related to the project.

My plan is to reach out to all three (Planning Board) "Special Use Permit" applications' teams tomorrow early.

With possible *Covid Protocols* , awaiting implementation, there "may" be some public hearing revisions I shall need to discuss with the applicants. I do not have any further specifics to share at this hour, however.

I shall be in touch.

Terrey Dolan

-----Original Message-----

From: "Clifton Williams" <[cwilliams@asklawnc.com](mailto:cwilliams@asklawnc.com)>

Sent: Tuesday, January 12, 2021 9:27am

To: "[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>

Subject: 777 Grandview Project

Mr. Dolan:

We are working with an applicant who submitted an application for a special use permit for property at 777 Grandview in Madison County. I've learned that the applicant is on the Planning Board schedule for 1/19/21. Can you please send any staff reports and notices (Meeting notice, notices to adjoining landowners, etc) that have been or will be generated for that meeting/project?

Sincerely,



**Clifton Williams**

*Attorney*

**Allen Stahl + Kilbourne**

**20 Town Mountain Road**

**Suite 100**

**Asheville, NC 28801**

828.575.5242 Direct

828.254.4778 Main

919.349.2248 Mobile

828.254.6646 Fax

[https://link.edgepilot.com/s/15aa7e34/byfZDH8dEESsonQBcw7ijA?  
u=http://www.asklawnc.com/](https://link.edgepilot.com/s/15aa7e34/byfZDH8dEESsonQBcw7ijA?u=http://www.asklawnc.com/)

[cwilliams@asklawnc.com](mailto:cwilliams@asklawnc.com)

Links contained in this email have been replaced. If you click on a link in the email above the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

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Date: Wed, 24 Feb 2021 13:18:33 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: FW: Re: Grandview Project Proposal Plan Set

---

FYI...

Terrey

-----Original Message-----

From: "Britt Lee"  
Sent: Wednesday, February 24, 2021 1:15pm  
To: "tdolan@madisoncountync.gov" , "Amanda Grode"  
Cc: "Britt Lee"  
Subject: Re: Grandview Project Proposal Plan Set

Hi Terrey,

I would also like to point out that the developers had sent me one revised markup to the original plan a few weeks ago. Although this revised plan markup still remains **completely unsatisfactory** for us and our community (as the markup only removes three tent sites from ONLY our property line and suggests planting a few holly trees as buffers), it is absolutely alarming that nothing new has been submitted by the developers to the board to address the majority of the community concerns based on the discussion we have already had with the developers in late January.

What this tells me is that the developers are only working to pacify the community in a completely deceptive way and this is unacceptable.

At this point, the community is being notified of this deception by the developers, and is being informed of the upcoming April Public Hearing Date. We will continue to organize our speakers, as you and I have previously discussed, as well as work with our attorney to prepare for this hearing.

Thank you for keeping us posted!

Britt Lee

On Wednesday, February 24, 2021, 12:22:12 PM EST, Amanda Grode wrote:

Hi Terrey,

Thanks for sending this. It's very alarming that after months of two-way communication and claims that the neighborhood's concerns matter, the only *binding* plan is the same one that caused our concerns in the first place.

If the developers were to submit a new plan, how far in advance of the meeting would they need to submit it for the zoning board's review? I can't imagine they can come with a new plan the day of the hearing?

Thank you,

Amanda

On Wed, Feb 24, 2021 at 10:03 AM [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

Ms. Grode,

Hope this Plan Set for the Grandview Road Campground successfully opens for you.

To review, this project is tentatively scheduled to be the only project under consideration at the upcoming April 20th Madison County Planning Board Mtg.

Again, the public hearing shall be for the approval by the Board of a " **Special Use Permit** ", under property's current Residential/Agricultural" (R/A) Zoning.

Hope this helps you.

Best Regard,

Terrey Dolan

---

Date: Wed, 17 Mar 2021 14:16:26 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: FW: Public Hearing

---

Norris,

FYI, I understand from Danny that he believes that Ms. Klope is a Fire Marshall within the City of Asheville. She is within the " *Opposition Group* " for the Grandview Campground, and was with last night's contingency that attended to see how the Planning Board operates.

I would fully expect her to be strong, vocal member of the opposition at the scheduled April 20th Planning Board Mtg.

Please note her e-mail below, and especially focus on her request for a moratorium that she provided to me.

Likewise, I can not 100% recall if I informed you that Ms. Rupa Russe has told me she is now the attorney representing the Grandview Opposition Group, and she shall be in attendance at the April 20th Hearing.

FYI,  
Terrey

-----Original Message-----

From: "Kelley Klope"  
Sent: Wednesday, March 17, 2021 1:30pm  
To: "Terrey Dolan"  
Subject: Public Hearing

Terrey,  
It was nice to finally meet you face to face. I do not envy your position, especially right now, but I am sure you understand how critical your position is to the future of our communities. I am sure I am not alone when I express to you that I was very stressed last night and slept very little. I attended last night's meeting to better understand how these meetings are run, how the process works, and what to expect when I attend a meeting to speak on April 20th regarding the proposed project near my home at 777 Grandview Rd. The best word I have to describe last night is shock. I quickly witnessed developers and attorneys, civil engineers and experts in other fields basically bully the board. It was very apparent many board members were uncomfortable with information being pushed at them while the attorney recited legal jargon that they must follow. Board members seemed unsure legally how to run the meeting and how to handle actual public feedback. This is very unfortunate since it is the people who live here who need to be heard in order to preserve Madison County property.

Terrey, I have a request. I do not know the process to do this, or who makes this decision, but I highly recommend that the **powers to be of Madison County immediately stop all new planning and zoning requests to include special use permits until the land use ordinance is updated.** Word is out to developers and attorneys that Madison County has very few restrictions with lots of loopholes and they are swarming to buy up this land to build ridiculous projects that do not mesh with the harmony of our communities. It is a very sad thing to watch.

Please let me know that you have received this email and your thoughts.

Thanks for all you do,

Kelley Klope  
828-778-4328

---



Date: Fri, 08 Jan 2021 11:58:55 -0500  
From: tdolan@madisoncountync.gov  
To: paul@newsrecordandsentinel.com  
Subject: Grandview Project Proposal Plan Set

---

Paul, hopefully this Plan Set for the Grandview Road Campground successfully opens for you.

Again, to review, this project is tentatively scheduled to be the third project under consideration at the upcoming January 19th Madison County Planning Board Mtg.

Again, the public hearing shall be for the approval by the Board of a "Special Use Permit", under property's current Residential/Agricultural" (R/A) Zoning.

Hope this helps you.

Best Regard,  
Terrey Dolan

---

Date: Wed, 13 Jan 2021 09:45:23 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Re: Jared

---

No worries..

Please kindly remember, when you get a chance, to provide me with Robert Briggs' contact information (Board of Adjustments).

Thanks,  
Terrey

-----Original Message-----

From: "Norris Gentry"  
Sent: Wednesday, January 13, 2021 9:31am  
To: tdolan@madisoncountync.gov  
Subject: Re: Jared

Thanks for the update ☐

Sent from my iPhone

On Jan 13, 2021, at 9:29 AM, tdolan@madisoncountync.gov wrote:

Spoke at length with Jared and he seems to share my concerns regarding the hearing prospects.

As I see it now:

- Massive crowd may wish to attend, for the two (of the three) projects. Maybe be well over 50, 75, or even more (?) to speak in regards to the Grandview Camping Project and Alaya Campground (Barnard). Jared shared there is a new Facebook Page established for the Grandview Site. I have fielded, since last week, upwards of 35 calls or e-mails from surrounding neighbors (for both projects), and not one positive comment has been received by my office.
- Of course, Ms. Cody's current position weighs heavily on me, for any Live Mtgs. in upcoming future.
- We presently have no true idea how, once the panels are installed in the Courthouse, how poor or acceptable the acoustics and the existing audio equipment will perform for the purposes of next Tuesday's scheduled hearing.
- Jared is in the process of personally reaching out to the Planning Board Members to better understand their opinion. I shall keep you posted on the wishes of the Board as soon as I hear back from Mr. Silver.

Terrey

---

Date: Wed, 13 Jan 2021 14:43:44 -0500  
From: tdolan@madisoncountync.gov  
To: Britt Lee <britt563@yahoo.com>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

---

Please review the county website in a couple of hours.

In short, the Planning Board Mtg, (and the public hearings) have been postponed until further notice.

Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd.

Hope this answers your questions for the time being.

Terrey Dolan

On Jan 13, 2021 2:01 PM, Britt Lee wrote:

Hi Terrey,

I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.

We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream.

Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?

Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

Kind regards,  
Brittany Lee  
828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee wrote:

Hi Terry!

Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.

We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

Thank you,  
Brittany

On Monday, January 11, 2021, 03:31:01 PM EST, tdolan@madisoncountync.gov wrote:

First of all, thank you for your comments and input, as well as your available information about the past campground site proposed by Mr. Shawn Hutchens.

Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's **Jan. 19th Mtg**.

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,

Thank you for your time this morning!

For the minutes/information regarding the 2017 case as discussed -

The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.

We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors.

If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.

Thank you for your time! I look forward to hearing back from you!

Kind regards,

Brittany Lee

351 Hidden Pond Hollow

Alexander, NC 28701

828-702-4993

---



Date: Wed, 24 Mar 2021 19:57:40 -0400

From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>

To: Norris Gentry <ngentry@madisoncountync.gov>

Subject: Fwd: Re: Whit Oliver, Owner for Grandview Campground Project and Mark Brooks, Engineer for Grandview

---

Forwarding today's letter from Attorney Rupa Russe.

Hopefully, we can discuss in the AM.

Thank you,  
Terrey

Terrence S. Dolan  
Director of Planning & Zoning  
Madison County  
Office Cell: 828-206-4573

----- Forwarded message -----

From: Vickers Russe Law PLLC

Date: Mar 24, 2021 5:03 PM

Subject: Re: Whit Oliver, Owner for Grandview Campground Project and Mark Brooks, Engineer for Grandview

To: tdolan@madisoncountync.gov

Cc:

Dear Terrey,

Please see attached a copy of the letter I mailed out to you today on behalf of my clients Britt and Christopher Lee. Please let me know if you have any questions, or answers to my question.

Regards,  
Rupa Vickers Russe  
Bar Licensed Attorney, D.C. and N.C.  
(c) 828-380-9522  
Vickers Russe Law, PLLC

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On Thu, Feb 25, 2021 at 12:41 PM [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:  
Rupa,

This what I have for the Grandview Project

Mr. Mark Brooks: (Engineer for Grandview):  
[mbrooks@brooksea.com](mailto:mbrooks@brooksea.com)

Mr. Whit Oliver: (Co-Owner) :  
[dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com)

---

Attachment: Request2TerminateGrandviewHearing.pdf [application/pdf]

Date: Tue, 19 Jan 2021 14:07:45 -0500  
From: tdolan@madisoncountync.gov  
To: sriddle@madisoncountync.gov  
Subject: Fwd: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

---

Sylvia,  
FYI...

Terrey

----- Forwarded message -----

From: tdolan@madisoncountync.gov

Date: Jan 19, 2021 2:06 PM

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

To: Britt Lee

Cc:

I am working from my home up near the southern portion of Wolf Laurel today (attempting to dig out, still!)

I am not confident of being in the office tomorrow AM.

That being said, you may easily drop off any & all collected letters, and hand them to Ms. Sylvia Shelton, our Office Manager tomorrow, when it is convenient for you to do so.

The office address is 5707 US Hwy 25/70, in Suite 5, (Marshall, NC 28753).....my office is down the long hallway on the right, across the hall from the Tax Dept.

A hallway sign says Building Dept, as well as Planning & Zoning.

Hope this helps.

Terrey Dolan

On Jan 19, 2021 1:10 PM, Britt Lee wrote:

Hi Terrey,

Due to the amount of signed letters that I'm receiving from my neighbors, it would be easier for me to hand deliver these directly to you instead of mailing. Can you please let me know if I need to make an appt for this?

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1



Date: Wed, 20 Jan 2021 10:05:40 -0500 (EST)  
From: tdolan@madisoncountync.gov  
To: 2392297397@txt.att.net

---

Reminder: Call from Derek Allen-Attorney for Grandview Campground Starts in 30 minutes 01/20/2021 10:30 am

---

Date: Tue, 12 Jan 2021 10:14:15 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Natalie Weaver <natalie.a.weaver@gmail.com>  
Subject: RE: Grandview Rd Group Campground

---

Ms. Weaver,

Thank you for your letter and comments regarding the Grandview Campground project.

As I have echoed to others, please be sure (over the next several days) to check the county's Website.

Some pending "Covid Protocols" may be forthcoming, and as a result, there "may" be some public hearing revisions.

I am sorry, but I have no further details to provide at this hour.

Thank you,  
Terrey Dolan

-----Original Message-----

From: "Natalie Weaver"  
Sent: Tuesday, January 12, 2021 9:54am  
To: tdolan@madisoncountync.gov  
Subject: Grandview Rd Group Campground

Good Morning, Mr. Dolan!

I know you're no doubt getting swamped with these letters from residents nearby the proposed Grandview Rd Group Campground, but I wanted to send in one more echoing the concern of my neighbors and request to deny the Special Use Permit. I'm attaching my letter in PDF format and am also mailing a signed copy for the January 19th hearing in case I'm unable to attend.

Thank you for helping us residents be heard. We appreciate your consideration and care. Thanks for all you do for Madison County!

Be well,

*Natalie Weaver*

828.767.5164

[natalie.a.weaver@gmail.com](mailto:natalie.a.weaver@gmail.com)

---

Date: Tue, 19 Jan 2021 14:07:45 -0500  
From: tdolan@madisoncountync.gov  
To: sriddle@madisoncountync.gov  
Subject: Fwd: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

---

Sylvia,  
FYI...

Terrey

----- Forwarded message -----

From: tdolan@madisoncountync.gov  
Date: Jan 19, 2021 2:06 PM  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)  
To: Britt Lee  
Cc:

I am working from my home up near the southern portion of Wolf Laurel today (attempting to dig out, still!)

I am not confident of being in the office tomorrow AM.

That being said, you may easily drop off any & all collected letters, and hand them to Ms. Sylvia Shelton, our Office Manager tomorrow, when it is convenient for you to do so.

The office address is 5707 US Hwy 25/70, in Suite 5, (Marshall, NC 28753).....my office is down the long hallway on the right, across the hall from the Tax Dept.

A hallway sign says Building Dept, as well as Planning & Zoning.

Hope this helps.

Terrey Dolan

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In short, the Planning Board Mtg, (and the public hearings) have been postponed until further notice.

Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd.

Hope this answers your questions for the time being.

Terrey Dolan

On Jan 13, 2021 2:01 PM, Britt Lee wrote:

Hi Terrey,

I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.

We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream.

Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?

Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

Kind regards,  
Brittany Lee  
828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee wrote:

Hi Terry!

Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.

We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

Thank you,  
Brittany

On Monday, January 11, 2021, 03:31:01 PM EST, tdolan@madisoncountync.gov wrote:

First of all, thank you for your comments and input, as well as your available information about the past campground site proposed by Mr. Shawn Hutchens.

Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's *Jan. 19th Mtg.*

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Monday, January 11, 2021 10:53am  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,

Thank you for your time this morning!

For the minutes/information regarding the 2017 case as discussed -

The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.

We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors.

If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.

Thank you for your time! I look forward to hearing back from you!

Kind regards,  
Brittany Lee  
351 Hidden Pond Hollow  
Alexander, NC 28701  
828-702-4993

11



Date: Fri, 5 Feb 2021 13:36:11 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: 4henri@att.net  
Subject: Your letter to me, dated Jan. 31, 2021

---

Dear Mr. Gales,

Just to inform you that I did receive your above referenced letter, regarding the *Grandview Campground* proposal.

No decisions have been made regarding the re-scheduling of the required Planning Board Public Hearing, as of this date, for this project (and others).....

The mandated Covid Protocols require us to ensure that the safety of all parties is ensured, to the very best to our abilities.

We are still reviewing acceptable legal opinions in regards to individuals (i.e. General Public) participating in a Public Hearing Process, via methods such as Zoom, and look at the practicality for Madison County to find other unique ways for individuals to provide their valuable input regarding required public hearing processes.

Thank you for your comments.

Best Regards,  
Terrey Dolan

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Date: Mon, 22 Mar 2021 09:22:55 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: mbrooks@brooksea.com  
Cc: Whit Oliver <dwhittingtonoliver@gmail.com>, Norris Gentry <ngentry@madisoncountync.gov>, Danny Allen <dallen@madisoncountync.gov>, donnyjoellawsattorney@gmail.com  
Subject: Potential Grandview Campground Site Plan Revisions

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Mark,

Per our discussion regarding the **Grandview Campground Site Plan**, I need to see any proposed revisions for the project on revised plan sheets by this coming Thursday morning 3/25. You may e-mail the revised Plan Set directly to me.

The *quirk* of the calendar forces me to arrange for, and post the required Legal Notice for the Planning Board Hearing, nearly a week earlier than you'd think, since Madison County's **The News Record** is only a Wednesday *Once a Week* Local Paper. They require nearly a week's notice for preparation of an Ad Submittal, and it seems to just domino from there!

Any and all proposed changes to site planning, documenting and delineating the required 200 feet distance to all property boundary lines, new routing for utility lines, etc. needs to be accomplished for the accuracy of the posted Ad. Obviously, the Legal Notice Ad (to run for two consecutive weeks, on 3/31 and 4/7) has to have the correct information for all proposed facilities, etc.

I'd like to see the **Plan Sheet Note Box** (on Plan Sheet "C-4.0") itemize the entire list of uses, noting the dimensions of all facilities as well, please.

Please call me with any needs.

Thank you,  
Terrey Dolan

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Date: Thu, 25 Feb 2021 12:41:21 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: vickersrussellawpllc@gmail.com  
Subject: Whit Oliver, Owner for Grandview Campground Project and Mark Brooks, Engineer for Grandview

---

Rupa,

This what I have for the Grandview Project

Mr. Mark Brooks: (Engineer for Grandview):  
mbrooks@brooksea.com

Mr. Whit Oliver: (Co-Owner) :  
[dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com)

---

Date: Wed, 24 Feb 2021 12:36:09 -0500  
From: Terrence Dolan <tdolan@madisoncountync.gov>  
To: Amanda Grode <amandagrode@gmail.com>  
Subject: Re: Grandview Project Proposal Plan Set

---

I owe it to any Approval Process to try to be accomodating if a new plan, (in my review), seemed to lessen negative impacts of any project proposal.

I do not believe there is a "hard and fast" submittal deadline, within the Madison County Land Use Ordinance.

An excellent question, and I honestly do not know for certain, based on my short amount of time here with Madison County..

In my professional career, there are last minute revisions and adjustments to site plans going before various Boards for approval, all the time.

But as of now, the applicant has not asked for any revisions to their submitted plans.

Obviously, there is still nearly two months remaining before the schedule Planning Bd. Hearing, April 20th, so much may change in the next several weeks.

Best Regards,  
Terrey Dolan

On Feb 24, 2021 12:21 PM, Amanda Grode wrote:

Hi Terrey,

Thanks for sending this. It's very alarming that after months of two-way communication and claims that the neighborhood's concerns matter, the only *binding* plan is the same one that caused our concerns in the first place.

If the developers were to submit a new plan, how far in advance of the meeting would they need to submit it for the zoning board's review? I can't imagine they can come with a new plan the day of the hearing?

Thank you,

Amanda

On Wed, Feb 24, 2021 at 10:03 AM [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

Ms. Grode,

Hope this Plan Set for the Grandview Road Campground successfully opens for you.

To review, this project is tentatively scheduled to be the only project under consideration at the upcoming April 20th Madison County Planning Board Mtg.

Again, the public hearing shall be for the approval by the Board of a " **Special Use Permit** ", under property's current Residential/Agricultural" (R/A) Zoning.

Hope this helps you.

Best Regard,  
Terrey Dolan

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Date: Tue, 22 Dec 2020 13:02:42 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Sylvia Riddle <sshelton@madisoncountync.gov>  
Subject: 777 Grandview Drive Zoning Application Fee Check of \$500

---

Sylvia,

On your desk is the just received fee check that the engineer (Murk Brooks) just delivered for the Campground Special Use Application for: **777 Grandview Road Campgrounds**.

Please kindly e-mail me the receipt for my files.

Thank you,

Terrey

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Date: Mon, 14 Dec 2020 09:01:43 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: dallien@madisoncountync.gov  
Subject: RE: Today...

---

Danny,

This e-mail sent earlier to you got rejected ....again!

Evan in IT asked me to try to resend it to you.

Please confirm when you do manage to receive it.

Thanks,

Terrey

-----Original Message-----

From: "tdolan@madisoncountync.gov"  
Sent: Monday, December 14, 2020 8:22am  
To: dallien@madisoncountync.gov  
Cc: "Norris Gentry"  
Subject: Today...

Mornin', Danny

It feels as though it is about to snow up here, and the forecast is trying to agree with me, (for this elevation!!.....)

That being said, I've got enough work with me to keep me busy from here, TODAY.

I want to try to get a couple of in-house **Consultant/Owner/Developer Meetings** done this week.

- .....one with John Lampins (Grandview Ave Site)
- one with Warren Sugg (Alaya Project).....
- and perhaps one with Chris Nelson (Paint Rock Farm) too.

Is there a better day than others for you to be there for these meetings?

I "may" want to have Stuart Bass sit in, as well.

All of these projects appear to be pent up, and seem to be hoping for a **January Planning Board** position.

I also wish to have a sit down with you this week to review any further needs for the list of **Records Requests**, as we discussed.

Thoughts?

Thanks,  
Terrey

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Date: Tue, 1 Dec 2020 16:27:00 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: John Lapins <john@329kendall.com>  
Cc: dalllen@madisoncountync.gov  
Subject: RE: 777 Grandview Glamping project

---

Hello John,

Not only did we get buried in about 9" of snow at our new home last night and all day today, (up near Wolf Laurel) it was only my second day on the job!

Nonetheless, the property management company is attempting to get the road up to our mountain plowed, but it may not be until later on tomorrow!

Please ring me at 239-229-7397 **today**, if possible, and we can discuss plans to meet.

Thank you,

Terrey Dolan  
Director of Planning and Zoning  
Madison County

-----Original Message-----

From: "John Lapins"  
Sent: Tuesday, December 1, 2020 11:11am  
To: "tdolan@madisoncountync.gov"  
Cc: "Whit Oliver"  
Subject: 777 Grandview Glamping project

Good Morning Terry. I hear you are snowed in today but I hope you are enjoying your morning wherever you are located. Also, congratulations on starting a new position with Madison County.

We are looking at a 50 acre property at 777 Grandview (southern portion of Madison County) for a "glamping" campground operation and I wanted to reach out to give you an overview and get your thoughts on a few items. We will be submitting for site plan approval (special permit) over the next couple months but are starting site layouts and budgeting now. The initial phase is focused on 25 platform tents - 15 with full bathrooms inside & 10 using common bathrooms - with a simple common building for those shower rooms, service areas, check in and guest gathering space.

I am investigating incinerator toilets in particular with respect to designing our septic system and have been in touch with Trish Angoli (NC state engineer for the Asheville region) who is supportive but suggested I reach out to our local building department to ensure the fixture is acceptable. I have provided a link to a couple units below - If you are not familiar, they are quite simple as they use no water/produce no (piped) waste. They simply incinerate deposits (solid and/or liquid) down to simple ashes which are easily removed/disposed. The system is vented as you can see. We would utilize the electric model. As such, we would not have any "black" water but rather a "gray" water system at reduced volume to deal with.

Incinerator toilets:

[https://inspectapedia.com/septic/Incinerating\\_Toilet\\_Incinolet.php](https://inspectapedia.com/septic/Incinerating_Toilet_Incinolet.php)

<https://incineratingtoilets.com/us/product/cinderella-classic-with-vent-kit/>

If you might have a moment this week for a call, I would appreciate it. Let me know what works best for you or my partner and I will be up in the area (we live in Greenville SC) tomorrow if you happen to have a moment. We could present the project and then talk about some details like the toilets or tent permitting (temp structures?).

Let me know when we can connect by phone or in person (tomorrow).

Thank you and enjoy your day.

---

Date: Thu, 25 Feb 2021 12:15:54 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Rupa Russe <vickersrusselawpllc@gmail.com>  
Subject: RE: Fwd: Grandview inquiry

---

Rupa,

Yes, our phone call seemed to get dropped in mid conversation.

1) Enclosed, here is Mrs. Lee's contact information, that she has provided to this office, as I have it...

**Brittany Lee**

**351 Hidden Pond Hollow**

**Alexander, NC 28701**

**828-702-4993**

**Email: [britt563@yahoo.com](mailto:britt563@yahoo.com)**

2) Contact information I have, for both the applicant (Whit Oliver), and the engineer, Mark Brooks, will be forthcoming in a separate e-mail to you.

Best Regards,

Terrey Dolan

-----Original Message-----

**From: "Rupa Russe"**

**Sent: Thursday, February 25, 2021 12:05pm**

**To: tdolan@madisoncountync.gov**

**Subject: Fwd: Grandview inquiry**

Hi Terry,

Sorry for having that phone call dropped, I must have moved my toe. Thought I'd send my last question this way so we can do away with two birds with one stone (though I appreciate our conversations!).

1. Could you provide me with the names of all the applicants, or individuals associated with the application at Grandview? I don't have that information verified as of yet.

2. You mentioned Ms. Lee had a different plat/layout than the one you had. Would you be able to provide me with Ms. Lee's contact information?

Thank you very much. I look forward to meeting in person.

Best,

Rupa Vickers Russe

Bar Licensed Attorney, D.C. and N.C.

(c) 828-380-9522

Vickers Russe Law, PLLC

This communication, together with any attachments, may contain information that is confidential, proprietary, legally privileged or otherwise exempt from disclosure. If you are not the intended recipient of this communication, you are hereby notified that the distribution, reading, copying or other use of this communication and any attachments hereto is strictly prohibited. If you have received this in error, please reply immediately to the sender or destroy this communication. Thank you for your cooperation.



Date: Wed, 24 Feb 2021 13:18:33 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: FW: Re: Grandview Project Proposal Plan Set

---

FYI...

Terrey

-----Original Message-----

From: "Britt Lee"  
Sent: Wednesday, February 24, 2021 1:15pm  
To: "tdolan@madisoncountync.gov" , "Amanda Grode"  
Cc: "Britt Lee"  
Subject: Re: Grandview Project Proposal Plan Set

Hi Terrey,

I would also like to point out that the developers had sent me one revised markup to the original plan a few weeks ago. Although this revised plan markup still remains **completely unsatisfactory** for us and our community (as the markup only removes three tent sites from ONLY our property line and suggests planting a few holly trees as buffers), it is absolutely alarming that nothing new has been submitted by the developers to the board to address the majority of the community concerns based on the discussion we have already had with the developers in late January.

What this tells me is that the developers are only working to pacify the community in a completely deceptive way and this is unacceptable.

At this point, the community is being notified of this deception by the developers, and is being informed of the upcoming April Public Hearing Date. We will continue to organize our speakers, as you and I have previously discussed, as well as work with our attorney to prepare for this hearing.

Thank you for keeping us posted!

Britt Lee

On Wednesday, February 24, 2021, 12:22:12 PM EST, Amanda Grode wrote:

Hi Terrey,

Thanks for sending this. It's very alarming that after months of two-way communication and claims that the neighborhood's concerns matter, the only *binding* plan is the same one that caused our concerns in the first place.

If the developers were to submit a new plan, how far in advance of the meeting would they need to submit it for the zoning board's review? I can't imagine they can come with a new plan the day of the hearing?

Thank you,

Amanda

On Wed, Feb 24, 2021 at 10:03 AM [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

Ms. Grode,

Hope this Plan Set for the Grandview Road Campground successfully opens for you.

To review, this project is tentatively scheduled to be the only project under consideration at the upcoming April 20th Madison County Planning Board Mtg.

Again, the public hearing shall be for the approval by the Board of a " **Special Use Permit** ", under property's current Residential/Agricultural" (R/A) Zoning.

Hope this helps you.

Best Regard,  
Terrey Dolan

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Date: Wed, 17 Mar 2021 14:16:26 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: FW: Public Hearing

---

Norris,

FYI, I understand from Danny that he believes that Ms. Klope is a Fire Marshall within the City of Asheville.

She is within the " *Opposition Group* " for the Grandview Campground, and was with last night's contingency that attended to see how the Planning Board operates.

I would fully expect her to be strong, vocal member of the opposition at the scheduled April 20th Planning Board Mtg.

Please note her e-mail below, and especially focus on her request for a moratorium that she provided to me.

Likewise, I can not 100% recall if I informed you that Ms. Rupa Russe has told me she is now the attorney representing the Grandview Opposition Group, and she shall be in attendance at the April 20th Hearing.

FYI,  
Terrey

-----Original Message-----

From: "Kelley Klope"  
Sent: Wednesday, March 17, 2021 1:30pm  
To: "Terrey Dolan"  
Subject: Public Hearing

Terrey,

It was nice to finally meet you face to face. I do not envy your position, especially right now, but I am sure you understand how critical your position is to the future of our communities. I am sure I am not alone when I express to you that I was very stressed last night and slept very little. I attended last night's meeting to better understand how these meetings are run, how the process works, and what to expect when I attend a meeting to speak on April 20th regarding the proposed project near my home at 777 Grandview Rd. The best word I have to describe last night is shock. I quickly witnessed developers and attorneys, civil engineers and experts in other fields basically bully the board. It was very apparent many board members were uncomfortable with information being pushed at them while the attorney recited legal jargon that they must follow. Board members seemed unsure legally how to run the meeting and how to handle actual public feedback. This is very unfortunate since it is the people who live here who need to be heard in order to preserve Madison County property.

Terrey, I have a request. I do not know the process to do this, or who makes this decision, but I highly recommend that the **powers to be of Madison County immediately stop all new planning and zoning requests to include special use permits until the land use ordinance is updated.** Word is out to developers and attorneys that Madison County has very few restrictions with lots of loopholes and they are swarming to buy up this land to build ridiculous projects that do not mesh with the harmony of our communities. It is a very sad thing to watch.

Please let me know that you have received this email and your thoughts.

Thanks for all you do,

Kelley Klope  
828-778-4328

---

Date: Fri, 08 Jan 2021 11:58:55 -0500  
From: tdolan@madisoncountync.gov  
To: paul@newsrecordandsentinel.com  
Subject: Grandview Project Proposal Plan Set

---

Paul, hopefully this Plan Set for the Grandview Road Campground successfully opens for you.

Again, to review, this project is tentatively scheduled to be the third project under consideration at the upcoming January 19th Madison County Planning Board Mtg.

Again, the public hearing shall be for the approval by the Board of a "Special Use Permit", under property's current Residential/Agricultural" (R/A) Zoning.

Hope this helps you.

Best Regard,  
Terrey Dolan

---

Date: Wed, 13 Jan 2021 14:43:44 -0500

From: tdolan@madisoncountync.gov

To: Britt Lee <britt563@yahoo.com>

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

---

Please review the county website in a couple of hours.

In short, the Planning Board Mtg, (and the public hearings) have been postponed until further notice.

Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd.

Hope this answers your questions for the time being.

Terrey Dolan

On Jan 13, 2021 2:01 PM, Britt Lee wrote:

Hi Terrey,

I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.

We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream.

Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?

Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

Kind regards,  
Brittany Lee  
828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee wrote:

Hi Terry!

Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.

We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

Thank you,  
Brittany

On Monday, January 11, 2021, 03:31:01 PM EST, tdolan@madisoncountync.gov wrote:

First of all, thank you for your comments and input, as well as your available information about the past campground site proposed by Mr. Shawn Hutchens.

Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's **Jan. 19th Mtg**.

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,

Thank you for your time this morning!

For the minutes/information regarding the 2017 case as discussed -

The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.

We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors.

If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.

Thank you for your time! I look forward to hearing back from you!

Kind regards,

Brittany Lee

351 Hidden Pond Hollow

Alexander, NC 28701

828-702-4993

---



Date: Wed, 24 Mar 2021 19:57:40 -0400

From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>

To: Norris Gentry <ngentry@madisoncountync.gov>

Subject: Fwd: Re: Whit Oliver, Owner for Grandview Campground Project and Mark Brooks, Engineer for Grandview

---

Forwarding today's letter from Attorney Rupa Russe.

Hopefully, we can discuss in the AM.

Thank you,  
Terrey

Terrence S. Dolan  
Director of Planning & Zoning  
Madison County  
Office Cell: 828-206-4573

----- Forwarded message -----

From: Vickers Russe Law PLLC

Date: Mar 24, 2021 5:03 PM

Subject: Re: Whit Oliver, Owner for Grandview Campground Project and Mark Brooks, Engineer for Grandview

To: tdolan@madisoncountync.gov

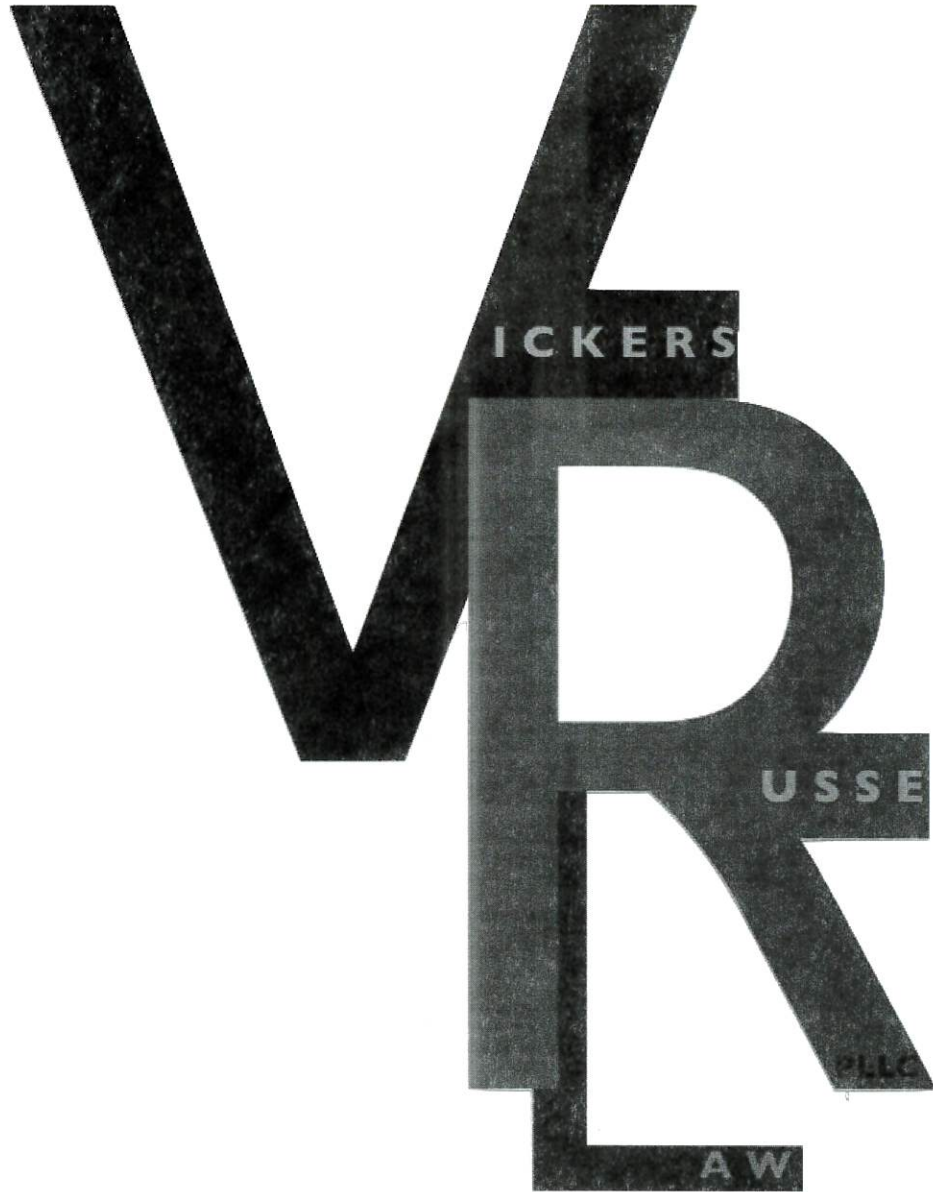
Cc:

Dear Terrey,

Please see attached a copy of the letter I mailed out to you today on behalf of my clients Britt and Christopher Lee. Please let me know if you have any questions, or answers to my question.

Regards,  
Rupa Vickers Russe  
Bar Licensed Attorney, D.C. and N.C.  
(c) 828-380-9522  
Vickers Russe Law, PLLC

This communication, together with any attachments, may contain information that is confidential, proprietary, legally privileged or otherwise exempt from disclosure. If you are not the intended recipient of this communication, you are hereby notified that the distribution, reading, copying or other use of this communication and any attachments hereto is strictly prohibited. If you have received this in error, please reply immediately to the sender or destroy this communication. Thank you for your cooperation.



On Thu, Feb 25, 2021 at 12:41 PM [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

Rupa,

This what I have for the Grandview Project

Mr. Mark Brooks: (Engineer for Grandview):

[mbrooks@brooksea.com](mailto:mbrooks@brooksea.com)

Mr. Whit Oliver: (Co-Owner) :

[dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com)

---

Attachment: Request2TerminateGrandviewHearing.pdf [application/pdf]

Date: Tue, 19 Jan 2021 14:07:45 -0500  
From: tdolan@madisoncountync.gov  
To: sriddle@madisoncountync.gov  
Subject: Fwd: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

---

Sylvia,  
FYI...

Terrey

----- Forwarded message -----

From: tdolan@madisoncountync.gov

Date: Jan 19, 2021 2:06 PM

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

To: Britt Lee

Cc:

I am working from my home up near the southern portion of Wolf Laurel today (attempting to dig out, still!)

I am not confident of being in the office tomorrow AM.

That being said, you may easily drop off any & all collected letters, and hand them to Ms. Sylvia Shelton, our Office Manager tomorrow, when it is convenient for you to do so.

The office address is 5707 US Hwy 25/70, in Suite 5, (Marshall, NC 28753).....my office is down the long hallway on the right, across the hall from the Tax Dept.

A hallway sign says Building Dept, as well as Planning & Zoning.

Hope this helps.

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I will plan to mail these letters to you, in light of the delay.

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Thank you,  
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Alexander, NC 28701

828-702-4993

11



Date: Wed, 20 Jan 2021 10:05:40 -0500 (EST)  
From: tdolan@madisoncountync.gov  
To: 2392297397@txt.att.net

---

Reminder: Call from Derek Allen-Attorney for Grandview Campground Starts in 30 minutes 01/20/2021 10:30 am

---

Date: Tue, 12 Jan 2021 10:14:15 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Natalie Weaver <natalie.a.weaver@gmail.com>  
Subject: RE: Grandview Rd Group Campground

---

Ms. Weaver,

Thank you for your letter and comments regarding the Grandview Campground project.

As I have echoed to others, please be sure (over the next several days) to check the county's Website.

Some pending "Covid Protocols" may be forthcoming, and as a result, there "may" be some public hearing revisions.

I am sorry, but I have no further details to provide at this hour.

Thank you,  
Terrey Dolan

-----Original Message-----

From: "Natalie Weaver"  
Sent: Tuesday, January 12, 2021 9:54am  
To: tdolan@madisoncountync.gov  
Subject: Grandview Rd Group Campground

Good Morning, Mr. Dolan!

I know you're no doubt getting swamped with these letters from residents nearby the proposed Grandview Rd Group Campground, but I wanted to send in one more echoing the concern of my neighbors and request to deny the Special Use Permit. I'm attaching my letter in PDF format and am also mailing a signed copy for the January 19th hearing in case I'm unable to attend. Thank you for helping us residents be heard. We appreciate your consideration and care. Thanks for all you to for Madison County!

Be well,

*Natalie Weaver*

828.767.5164

[natalie.a.weaver@gmail.com](mailto:natalie.a.weaver@gmail.com)

---

Date: Mon, 11 Jan 2021 15:15:46 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Julia Sawyer <consciouscampingavl@gmail.com>  
Subject: Re: Fwd: Zoning Application Meeting Request - Conscious Camping and Cabins

---

Good afternoon,

Any time in the AM is fine...perhaps between 8:30 AM and 11:00 AM may be best, if convenient for you.

Please try me at any one of these lines:

828-649-0750 (office line)  
828-206-4573 (office cell)  
**or** 239-229-7397 (my personal cell)..

I'll await your call to discuss further.

Thanks,

Terrey Dolan

-----Original Message-----

From: "Julia Sawyer"  
Sent: Monday, January 11, 2021 2:30pm  
To: tdolan@madisoncountync.gov  
Subject: Re: Fwd: Zoning Application Meeting Request - Conscious Camping and Cabins

Hi Terrey,

I hope you are having a great Monday so far. Do you have any availability tomorrow for a quick call with me regarding Conscious Camping and Cabins?

I understand that you are busy preparing for the upcoming meeting, I hear from the community that there is quite a large project going before the board! Our project is a much different project but I will be sure to attend to learn the format and hear the questions and concerns.

I look forward to speaking with you soon!

Thanks so much,

Julia Sawyer  
828-395-5940

On Thu, Jan 7, 2021, 12:20 PM Julia Sawyer <[consciouscampingavl@gmail.com](mailto:consciouscampingavl@gmail.com)> wrote:

Great! I will follow up with you on Monday or Tuesday. Thanks so much!  
Julia Sawyer

On Thu, Jan 7, 2021, 12:13 PM [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

Julia,

Good news...I rec'd everything perfectly!

Well compiled, too...spoil me!

I will review your materials, and be back in touch in the first couple of days next week. I am preparing for an upcoming January Planning Board Pubic Hearing.

Thank you,

Terrey Dolan

-----Original Message-----


From: "Julia Sawyer" <[consciouscampingavl@gmail.com](mailto:consciouscampingavl@gmail.com)>  
Sent: Thursday, January 7, 2021 10:46am  
To: [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)  
Subject: Fwd: Zoning Application Meeting Request - Conscious Camping and Cabins

Hi Terrey, re-sending this email without confidentiality mode... hopefully, this works!

It was a pleasure speaking with you right before the holidays. I hope you had a wonderful time at the top of your mountain! I left you a voicemail yesterday and wanted to follow-up with an email with the details of our project.

We spoke about our project Conscious Camping and Cabins, a proposed, small, private, campground on 21 acres located at 6753 Bear Creek Rd. in Marshall. We are currently under our Due Diligence period for this parcel (for which I got a small extension to allow us to obtain the Special Use permit needed prior to closing on the land purchase).

I have attached the Project Summary for your review here:

 [CCC Project Summary and Unit Types\\_Zoning.pdf](#)

Since the next Zoning board meeting is scheduled for Feb 16, I am aiming for an application submittal on or before January 18th. Does this schedule sound good?

I have engaged the services of a draftsman/designer for the site-map to submit with our application; his name is Kevin Ward. Kevin and I would like to schedule a follow-up phone call meeting or Zoom meeting with you prior to us submitting the application to make sure we have all of our ducks in a row. Are you available anytime today or tomorrow? My only conflict is at 2pm, other than that, my schedule is open. Please let me know what works for you.

Thanks so much and I look forward to speaking with you again soon,

**Julia Sawyer**

*Owner / General Manager*

Conscious Camping and Cabins

[consciouscampingAVL@gmail.com](mailto:consciouscampingAVL@gmail.com)

828-395-5940

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Thank you, Terrey! (FYI, the website indicates Jan. 19, 2020, not 2021.) This is good news for us, as we do need to speak to this. For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns.

I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,  
Britt

On Wednesday, January 13, 2021, 02:43:48 PM EST, tdolan@madisoncountync.gov wrote:

Please review the county website in a couple of hours.

In short, the Planning Board Mtg, (and the public hearings) have been postponed until further notice.

Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd.

Hope this answers your questions for the time being.

Terrey Dolan

On Jan 13, 2021 2:01 PM, Britt Lee wrote:

Hi Terrey,

I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.

We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream.

Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?

Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

Kind regards,  
Brittany Lee  
828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee wrote:

Hi Terry!

Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.

We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

Thank you,  
Brittany

On Monday, January 11, 2021, 03:31:01 PM EST, tdolan@madisoncountync.gov wrote:

First of all, thank you for your comments and input, as well as your available information about the past campground site proposed by Mr. Shawn Hutchens.

Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's **Jan. 19th Mtg**.

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,

Thank you for your time this morning!

For the minutes/information regarding the 2017 case as discussed -

The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road.

The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.

We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors.

If you have any other information you can provide us, for instance, the purpose of this camp and what

the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.  
Thank you for your time! I look forward to hearing back from you!  
Kind regards,  
Brittany Lee  
351 Hidden Pond Hollow  
Alexander, NC 28701  
828-702-4993

On Jan 19, 2021 1:10 PM, Britt Lee wrote:

Hi Terrey,

Due to the amount of signed letters that I'm receiving from my neighbors, it would be easier for me to hand deliver these directly to you instead of mailing. Can you please let me know if I need to make an appt for this?

Thanks,  
Britt Lee

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Thank you, Terrey! (FYI, the website indicates Jan. 19, 2020, not 2021.) This is good news for us, as we do need to speak to this. For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns.

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Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?

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Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,

Thank you for your time this morning!

For the minutes/information regarding the 2017 case as discussed -

The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.

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If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.

Thank you for your time! I look forward to hearing back from you!

Kind regards,

Brittany Lee

351 Hidden Pond Hollow

Alexander, NC 28701

828-702-4993



Date: Fri, 5 Feb 2021 13:36:11 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: 4henri@att.net  
Subject: Your letter to me, dated Jan. 31, 2021

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Dear Mr. Gales,

Just to inform you that I did receive your above referenced letter, regarding the *Grandview Campground* proposal.

No decisions have been made regarding the re-scheduling of the required Planning Board Public Hearing, as of this date, for this project (and others).....

The mandated Covid Protocols require us to ensure that the safety of all parties is ensured, to the very best to our abilities.

We are still reviewing acceptable legal opinions in regards to individuals (i.e. General Public) participating in a Public Hearing Process, via methods such as Zoom, and look at the practicality for Madison County to find other unique ways for individuals to provide their valuable input regarding required public hearing processes.

Thank you for your comments.

Best Regards,  
Terrey Dolan

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Date: Mon, 22 Mar 2021 09:22:55 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: mbrooks@brooksea.com  
Cc: Whit Oliver <dwhittingtonoliver@gmail.com>, Norris Gentry <ngentry@madisoncountync.gov>, Danny Allen <dallen@madisoncountync.gov>, donnyjoellawsattorney@gmail.com  
Subject: Potential Grandview Campground Site Plan Revisions

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Mark,

Per our discussion regarding the **Grandview Campground Site Plan**, I need to see any proposed revisions for the project on revised plan sheets by this coming Thursday morning 3/25. You may e-mail the revised Plan Set directly to me.

The *quirk* of the calendar forces me to arrange for, and post the required Legal Notice for the Planning Board Hearing, nearly a week earlier than you'd think, since Madison County's **The News Record** is only a Wednesday *Once a Week* Local Paper. They require nearly a week's notice for preparation of an Ad Submittal, and it seems to just domino from there!

Any and all proposed changes to site planning, documenting and delineating the required 200 feet distance to all property boundary lines, new routing for utility lines, etc. needs to be accomplished for the accuracy of the posted Ad. Obviously, the Legal Notice Ad (to run for two consecutive weeks, on 3/31 and 4/7) has to have the correct information for all proposed facilities, etc.

I'd like to see the **Plan Sheet Note Box** (on Plan Sheet "C-4.0") itemize the entire list of uses, noting the dimensions of all facilities as well, please.

Please call me with any needs.

Thank you,  
Terrey Dolan

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Date: Thu, 25 Feb 2021 12:41:21 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: vickersrusselawpllc@gmail.com  
Subject: Whit Oliver, Owner for Grandview Campground Project and Mark Brooks, Engineer for Grandview

---

Rupa,

This what I have for the Grandview Project

Mr. Mark Brooks: (Engineer for Grandview):  
mbrooks@brooksea.com

Mr. Whit Oliver: (Co-Owner) :  
[dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com)



Date: Wed, 24 Feb 2021 12:36:09 -0500  
From: Terrence Dolan <tdolan@madisoncountync.gov>  
To: Amanda Grode <amandagrode@gmail.com>  
Subject: Re: Grandview Project Proposal Plan Set

I owe it to any Approval Process to try to be accomodating if a new plan, (in my review), seemed to lessen negative impacts of any project proposal.

I do not believe there is a "hard and fast" submittal deadline, within the Madison County Land Use Ordinance.

An excellent question, and I honestly do not know for certain, based on my short amount of time here with Madison County..

In my professional career, there are last minute revisions and adjustments to site plans going before various Boards for approval, all the time.

But as of now, the applicant has not asked for any revisions to their submitted plans.

Obviously, there is still nearly two months remaining before the schedule Planning Bd. Hearing, April 20th, so much may change in the next several weeks.

Best Regards,  
Terrey Dolan

On Feb 24, 2021 12:21 PM, Amanda Grode wrote:  
Hi Terrey,

Thanks for sending this. It's very alarming that after months of two-way communication and claims that the neighborhood's concerns matter, the only *binding* plan is the same one that caused our concerns in the first place.

If the developers were to submit a new plan, how far in advance of the meeting would they need to submit it for the zoning board's review? I can't imagine they can come with a new plan the day of the hearing?

Thank you,

Amanda

On Wed, Feb 24, 2021 at 10:03 AM [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:  
Ms. Grode,

Hope this Plan Set for the Grandview Road Campground successfully opens for you.  
To review, this project is tentatively scheduled to be the only project under consideration at the upcoming April 20th Madison County Planning Board Mtg.  
Again, the public hearing shall be for the approval by the Board of a " **Special Use Permit** ", under property's current Residential/Agricultural" (R/A) Zoning.  
Hope this helps you.  
Best Regard,  
Terrey Dolan

Date: Tue, 22 Dec 2020 13:02:42 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Sylvia Riddle <sshelton@madisoncountync.gov>  
Subject: 777 Grandview Drive Zoning Application Fee Check of \$500

---

Sylvia,

On your desk is the just received fee check that the engineer (Murk Brooks) just delivered for the Campground Special Use Application for: **777 Grandview Road Campgrounds.**

Please kindly e-mail me the receipt for my files.

Thank you,

Terrey

---

Date: Mon, 14 Dec 2020 09:01:43 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: dallien@madisoncountync.gov  
Subject: RE: Today...

---

Danny,

This e-mail sent earlier to you got rejected ....again!

Evan in IT asked me to try to resend it to you.

Please confirm when you do manage to receive it.

Thanks,

Terrey

-----Original Message-----

From: "tdolan@madisoncountync.gov"  
Sent: Monday, December 14, 2020 8:22am  
To: dallien@madisoncountync.gov  
Cc: "Norris Gentry"  
Subject: Today...

Mornin', Danny

It feels as though it is about to snow up here, and the forecast is trying to agree with me, (for this elevation!!.....)

That being said, I've got enough work with me to keep me busy from here, TODAY.

I want to try to get a couple of in-house **Consultant/Owner/Developer Meetings** done this week.

- .....one with John Lampins (Grandview Ave Site)
- one with Warren Sugg (Alaya Project).....
- and perhaps one with Chris Nelson (Paint Rock Farm) too.

Is there a better day than others for you to be there for these meetings?

I "may" want to have Stuart Bass sit in, as well.

All of these projects appear to be pent up, and seem to be hoping for a **January Planning Board** position.

I also wish to have a sit down with you this week to review any further needs for the list of **Records Requests**, as we discussed.

Thoughts?

Thanks,  
Terrey

---

Date: Tue, 1 Dec 2020 16:27:00 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: John Lapins <john@329kendall.com>  
Cc: dalllen@madisoncountync.gov  
Subject: RE: 777 Grandview Glamping project

---

Hello John,

Not only did we get buried in about 9" of snow at our new home last night and all day today, (up near Wolf Laurel) it was only my second day on the job!

Nonetheless, the property management company is attempting to get the road up to our mountain plowed, but it may not be until later on tomorrow!

Please ring me at 239-229-7397 **today**, if possible, and we can discuss plans to meet.

Thank you,

Terrey Dolan  
Director of Planning and Zoning  
Madison County

-----Original Message-----

From: "John Lapins"  
Sent: Tuesday, December 1, 2020 11:11am  
To: "tdolan@madisoncountync.gov"  
Cc: "Whit Oliver"  
Subject: 777 Grandview Glamping project

Good Morning Terry. I hear you are snowed in today but I hope you are enjoying your morning wherever you are located. Also, congratulations on starting a new position with Madison County.

We are looking at a 50 acre property at 777 Grandview (southern portion of Madison County) for a "glamping" campground operation and I wanted to reach out to give you an overview and get your thoughts on a few items. We will be submitting for site plan approval (special permit) over the next couple months but are starting site layouts and budgeting now. The initial phase is focused on 25 platform tents - 15 with full bathrooms inside & 10 using common bathrooms - with a simple common building for those shower rooms, service areas, check in and guest gathering space.

I am investigating incinerator toilets in particular with respect to designing our septic system and have been in touch with Trish Angoli (NC state engineer for the Asheville region) who is supportive but suggested I reach out to our local building department to ensure the fixture is acceptable. I have provided a link to a couple units below - If you are not familiar, they are quite simple as they use no water/produce no (piped) waste. They simply incinerate deposits (solid and/or liquid) down to simple ashes which are easily removed/disposed. The system is vented as you can see. We would utilize the electric model. As such, we would not have any "black" water but rather a "gray" water system at reduced volume to deal with.

Incinerator toilets:

[https://inspectapedia.com/septic/Incinerating\\_Toilet\\_Incinolet.php](https://inspectapedia.com/septic/Incinerating_Toilet_Incinolet.php)

<https://incineratingtoilets.com/us/product/cinderella-classic-with-vent-kit/>

If you might have a moment this week for a call, I would appreciate it. Let me know what works best for you or my partner and I will be up in the area (we live in Greenville SC) tomorrow if you happen to have a moment. We could present the project and then talk about some details like the toilets or tent permitting (temp structures?).

Let me know when we can connect by phone or in person (tomorrow).

Thank you and enjoy your day.

---

Date: Mon, 15 Feb 2021 10:30:36 -0500 (EST)

From: tdolan@madisoncountync.gov

To: 2392297397@txt.att.net

---

Reminder: Britt-Grandview Discussion and other items-waiting ion RSVP Starts in 30 minutes 02/15/2021 11:00 am  
Office

---

Date: Sat, 13 Mar 2021 15:55:51 -0500  
From: Terrence Dolan <tdolan@madisoncountync.gov>  
To: Britt Lee <britt563@yahoo.com>  
Subject: Re: 777 Grandview Follow up - Appt Request for Britt Lee

---

Saw the news report...

Yes, any day but Monday, the 22nd, shall work.

Do you wish for me to come out there?

Just will not trespass on the property when with others, for legal reasons.

Terrey Dolan

On Mar 13, 2021 11:44 AM, Britt Lee wrote:

Hi Terrey!

Hope you are well!

I wanted to set another meeting with you, if you don't mind? There has been a LOT of activity this week with community meetings with the developers, and I would like to fill you in on additional concerns from the community and lack of response/planning for this proposal. Many of these points will not only affect this neighborhood but will also greatly affect the county itself.

Is it possible to set up a time for us to talk in person at your office, perhaps the week of March 22nd?

Thank you!  
Britt Lee  
828-702-4993

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Date: Thu, 25 Mar 2021 15:22:36 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: britt563@yahoo.com  
Cc: jdsilver1984@yahoo.com  
Subject: Grandview Campground Planning Board Public Hearing Delay

---

Ms. Lee,

I wish to inform you that as of a couple of hours ago, the applicant for the *Grandview Campground Project*, (through their attorney, Mr. Derek Allen), requested a month long delay for the necessary Planning Board Public Hearing, to consider their Specials Use Permit request.

This means, as of now, that the project shall likely be scheduled to go before the Madison County Planning Board at their Regularly Scheduled **Tuesday, May 18th Planning Board Mtg.**

We shall, once again, attempt to schedule the hearing to be at the Madison County High School Gymnasium at 6:30 PM, on Tuesday May 18th, but we must first confirm that with the School District for the use of their facilities.

Would you please kindly pass this information along to your network of concerned property owners, as well as to your legal representative?

Thank you.

Terrey Dolan

---

Date: Mon, 22 Mar 2021 08:53:57 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: sheriffharwood@madisoncountync.gov  
Cc: Norris Gentry <ngentry@madisoncountync.gov>, Danny Allen <dallen@madisoncountync.gov>  
Subject: Scheduled Tuesday, April 20th Madison County Planning Board Mtg.

---

Sheriff Harwood,

Good morning.

I am the new Planning and Zoning Director for the county.

Commissioner Gentry just stopped by my office and encouraged me to reach out to you in regards to needed security for the upcoming Planning Board Meeting, slated for April 20th.

We are hoping to find out tonight (at the School Board Mtg.) if they will allow the county to utilize the gymnasium space at the Madison County High School.

A very large crowd ( +/- **100 residents??** ) are potentially attending the 4/20 public hearing on the **Grandview Campground Project** site (located on Grandview Road, on the hillside just below the Grandview Baptist Church.

The *opposition group* is well organized, with an online petition drive opposing the project, with well over 500 signatures by now; and my office has been flooded with protest letters, as well.

I received and now possess a video (that was *cell phone-taken* a couple of weekends back) at a *Q & A Session* with the residents and the Grandview Campground Project Applicant.

One "resident" let his temper get the best of him. I can share this brief video with you, as I believe you should see it.  
Please kindly let me know.

I shall let you know, after tonight's School Board's deliberations, if they agree to let the county use the gym space on April 20th.

The Planning Board will meet at 6:30 PM, and no matter where the public hearing is ultimately held, we shall need the assistance of your office for crowd control.

Thank you kindly for your time. Look forward to meeting you soon.

Best Regards,  
Terrey Dolan

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Date: Fri, 26 Mar 2021 10:40:15 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>, "donnyjoellawsattorney@gmail.com" <donnyjoellawsattorney@gmail.com>  
Subject: FW: Re: Grandview Campground Planning Board Public Hearing Delay - Notification to Community Opposition Leader Ms. Britt Lee

---

Gentlemen,

I felt it wise to provide both of you with the last two days of e-mail exchange between myself and Ms. Britt Lee.

She and her husband Chris, reside near the top of Hidden Pond Hollow Rd., to the southerly side of the proposed Grandview Campground property. their two story home and outer deck space is about 250' from the common property boundary with the campground.

They both clearly feel the proximity of the camp facilities will have a deleterious impact on their privacy, their vistas and run counter to every reason why they chose this property to reside upon late last Summer.

Just an FYI,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Friday, March 26, 2021 10:21am  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Re: Grandview Campground Planning Board Public Hearing Delay

Hi Terrey,

I appreciate the push from you to them, even if it was to meet the newspaper deadline. I believe that additional supporting information from the developers is crucial, as their plans to date have been relatively incomplete which has caused a lot of speculation from the community.

To Derek's point of "work with the neighbors"....while I am agreeable to keep the line of communication open with them and our core community group will continue to be respectful in those communications, I do want to inform you that the community will continue to oppose the project as a whole. Even with reduced sites, this location is still not conducive to a project this size, and would still impact the "harmony" and character of this area. We've already discussed this in much detail, so you know our stance on traffic issues, emergency vehicle access, transient population and security, well water table concerns, etc. We will see if their revised plans address any of these items. Also, if rude emails from Whit continue, I will close this communication line and it will only remain between our attorneys.

We appreciate your open communication with us, as well as your fresh approach as a new director to keep Madison County's best interest at the forefront.

I'm very happy to know that they rescinded the Alaya application! That's great for that community! I'm sure you have informed them but I will also reach out to some of the members of that group.

Thank you, and speak soon!

Britt

On Friday, March 26, 2021, 09:00:16 AM EDT, tdolan@madisoncountync.gov wrote:  
That would be fine.

This *somewhat* got triggered yesterday, as I had previously given their engineer until yesterday morning to provide me with an updated site plan, other associated plan sheets, and new use calcs, etc.

I e-mailed them twice in the AM, and was right up against my newspaper Legal Notice deadline, and that is when Derek Allen notified me of the delay until the May 18th Planning Board date, "in an effort to work with the neighbors"...

As of now, I will be giving them until mid April to the 3rd week of April to provide me with any updated plans they wish to submit.

BTW, Alaya Retreat rescinded their application verbally yesterday, and I am now awaiting the needed *formal written request* from their group.

Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Friday, March 26, 2021 8:35am  
To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"  
Subject: Re: Grandview Campground Planning Board Public Hearing Delay

Hi Terrey,  
Thank you for informing me.  
At what point would we receive the revised plans in order to review and prepare for the May 18th Hearing date? Shall I check in with you towards the end of April?  
Thanks,  
Britt

On Thursday, March 25, 2021, 03:22:37 PM EDT, tdolan@madisoncountync.gov wrote:  
Ms. Lee,

I wish to inform you that as of a couple of hours ago, the applicant for the *Grandview Campground Project*, (through their attorney, Mr. Derek Allen), requested a month long delay for the necessary Planning Board Public Hearing, to consider their Specials Use Permit request.

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Would you please kindly pass this information along to your network of concerned property owners, as well as to your legal representative?

Thank you.

Terrey Dolan

---

Date: Tue, 19 Jan 2021 22:15:09 -0500  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: "Derek J. Allen" <dja@asklawnc.com>  
Subject: RE: letters and E-mails in Opposition to the Planning Board Approving Grandview Campground

---

Derek,

Sorry...I just happened to see your earlier response to my e-mail to you.

If you can (and please confirm), please kindly call me on either my office cell (828-206-4573),.....or try 239-229-7397, if the former line is unsuccessful, maybe around 10:00 AM tomorrow??. If this time works for you.

Thank you,  
Terrey Dolan

Terrence S. Dolan  
Director of Planning & Zoning  
Madison County  
Office Cell: 828-206-4573

On Jan 19, 2021 5:21 PM, "Derek J. Allen" wrote:

Thank you, Terrey. Do you have some time to discuss this week? Two things, I'd like to discuss:

First, I have had a number of opportunities to engage with local government bodies during COVID times and work out through our NC court system safe alternatives to "fully in-person" meetings. I am happy to share with you the COVID-safe protocols that were recently approved by a Superior Court Judge in a Buncombe County case considering how quasi-judicial hearings should be held during this time. Namely, the process is designed to afford due process for participants, and safety for all.

Second, I know the head of this opposition group well (we've been friends for years). Once I found out there was opposition, and who it was, I reached out to her for a meeting. I was able to speak with her late last week at length. She (and they) had a very, very different idea of what was being proposed. She was comforted and relieved to hear the actual vision and proposal. To that end, we are lining up a meeting to walk the property and a follow up Zoom with all interested parties.

I have good availability tomorrow, Thursday, and Friday, and can work around your schedule. Let me know your availability.

I look forward to working with you,

Derek

**Derek J. Allen**

**ALLEN STAHL + KILBOURNE**

828.412.4026 Direct

336.339.9993 Mobile

[www.asklawnc.com](http://www.asklawnc.com)

[dja@asklawnc.com](mailto:dja@asklawnc.com)

---

**From:** tdolan@madisoncountync.gov  
**Sent:** Tuesday, January 19, 2021 5:12 PM  
**To:** Derek J. Allen  
**Cc:** Norris Gentry ; Whit Oliver  
**Subject:** FW: letters and E-mails in Opposition to the Planning Board Approving Grandview Campground

Mr. Allen,

Good afternoon,

As requested by the applicant, Whit Oliver, I was asked to directly send you any letters/e-mails my office has received in regards to the Grandview Campground Project Application.

There have been numerous letters received by either mine or the County Manager's office in opposition to the Madison County Planning Board granting the required *Special Use Permit* for the *Grandview Campground Project*.

Your client's project, shall be heard before the Madison County Planning Board, at some future point in time. Again, this will be in pursuit of a required "*Special Use Permit*", needed to permit a campground facility, located on lands designated under the the Madison County Zoning Code as "Residential/Agriculture Zoning District" ("R/A").

As you may know, the project was to be heard tonight, January 19th, but the anticipated size of the projected crowd for both this project, (and another smaller, but also somewhat controversial campground project in the village area of Barnard), caused the county to reconsider the practicality of using the Madison County Courthouse in downtown Marshall for the (legally-noticed) Regular Monthly Planning Board Mtg. and having the Board hear the "Noticed" Agenda that had three separate public hearings scheduled for campground-type projects.

That being said, an ***indefinite postponement*** was warranted and announced on the county's website last Wednesday, January 13th.

I also called Mr. Oliver that day to inform him of the issues we were facing.

The anticipated crowd would likely have been overwhelming in my estimate, (perhaps 75-90 people in attendance?), and there is no immediately available (or viable) location large enough to safely to hold such a highly-attended public hearing.

Madison County needs to hold to *Covid Protocols*, that simply would not permit such a large gathering in the courthouse, at this time.

We are focusing our collective efforts this week on reviewing alternative solutions for holding the required public hearings for the referenced Agenda's projects, but I simply do not have a location nor date, as of today to report to you.

You may reach out to me as you see the need to, on my office cell at **828-206-4573**.

Best Regards,

Terrey Dolan

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Date: Wed, 13 Jan 2021 10:11:36 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Re: Jared

---

Already asked him, and he said he *may* have his phone number "somewhere"!

Would Mandy have it, by any chance?

Terrey

-----Original Message-----

From: "Norris Gentry"  
Sent: Wednesday, January 13, 2021 9:49am  
To: tdolan@madisoncountync.gov  
Subject: Re: Jared

Hi. Danny my have?☺

Sent from my iPhone

On Jan 13, 2021, at 9:45 AM, tdolan@madisoncountync.gov wrote:

No worries..

Please kindly remember, when you get a chance, to provide me with Robert Briggs' contact information (Board of Adjustments).

Thanks,  
Terrey

-----Original Message-----

From: "Norris Gentry"  
Sent: Wednesday, January 13, 2021 9:31am  
To: tdolan@madisoncountync.gov  
Subject: Re: Jared

Thanks for the update ☐

Sent from my iPhone

On Jan 13, 2021, at 9:29 AM, tdolan@madisoncountync.gov wrote:

Spoke at length with Jared and he seems to share my concerns regarding the hearing prospects.

As I see it now:

- Massive crowd may wish to attend, for the two (of the three) projects. Maybe be well over 50, 75, or even more (?) to speak in regards to the Grandview Camping Project and Alaya Campground (Barnard). Jared shared there is a new Facebook Page established for the Grandview Site. I have fielded, since last week, upwards of 35 calls or e-mails from

surrounding neighbors (for both projects), and not one positive comment has been received by my office.

- Of course, Ms. Cody's current position weighs heavily on me, for any Live Mtgs. in upcoming future.
- We presently have no true idea how, once the panels are installed in the Courthouse, how poor or acceptable the acoustics and the existing audio equipment will perform for the purposes of next Tuesday's scheduled hearing.
- Jared is in the process of personally reaching out to the Planning Board Members to better understand their opinion. I shall keep you posted on the wishes of the Board as soon as I hear back from Mr. Silver.

Terrey

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Date: Thu, 14 Jan 2021 12:54:10 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Kelley Klope <hi.itskelley@yahoo.com>  
Subject: RE: 777 Grandview Rd - proposed Group Campground

---

Ms. Klope,

First of all, thank you for your letter that details your concerns about the proposed **Grandview Campground Project**, and the issues you outlined.

I would encourage you to continue to review the Madison County Website (Under the "Boards and Committees" Link), and note that next Tuesday Evening's scheduled Planning Board Mtg. has been postponed indefinitely (posted late yesterday afternoon)

Based on the anticipated crowd at the Planning Board Mtg. and the absolute need to abide by *Covid Protocols*, the Madison County Courthouse **would not** be able to adequately or safely hold the number of citizens I came to expect to show up with interest in one of the Agenda's Applications, or to provide testimony.

We may not have a definite re-schedule date for the Planning Board Mtg., for several weeks.

Please continue to review and monitor the county's website, and of course, you are always welcome to reach out to me at your convenience.

Best Regards,

Terrey Dolan

-----Original Message-----

From: "Kelley Klope"  
Sent: Thursday, January 14, 2021 12:02pm  
To: "tdolan@madisoncountync.gov"  
Subject: 777 Grandview Rd - proposed Group Campground

Mr. Dolan,

I am attaching a letter that has also been mailed to your attention with the expectation that it will be shared with the Planning and Zoning Board whenever the public hearing meeting is rescheduled. I appreciate you answering the many questions this community has in regards to how best to handle our opposition to this group campground. We take this proposal very seriously because it would most definitely affect our personal health, safety and general welfare.

Thank you for your time.

Kelley Klope  
Resident  
505 Hidden Pond Hollow

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Date: Mon, 4 Jan 2021 12:17:39 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Terrence Dolan <tdolan@madisoncountync.gov>  
Subject: 777 Grandview Road Group Campground Adjoining Prop Owner Notif Ltrs 1-4-21

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Date: Wed, 17 Mar 2021 15:10:10 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Re: Public Hearing

Any specific way in which I should respond to her highlighted *request*, at this point?

Terrey

-----Original Message-----

From: "Norris Gentry"  
Sent: Wednesday, March 17, 2021 2:45pm  
To: tdolan@madisoncountync.gov  
Subject: Re: Public Hearing

Hi. Thanks for the update ☐

Sent from my iPhone

On Mar 17, 2021, at 2:16 PM, tdolan@madisoncountync.gov wrote:

Norris,

FYI, I understand from Danny that he believes that Ms. Klope is a Fire Marshall within the City of Asheville.

She is within the " *Opposition Group* " for the Grandview Campground, and was with last night's contingency that attended to see how the Planning Board operates.

I would fully expect her to be strong, vocal member of the opposition at the scheduled April 20th Planning Board Mtg.

Please note her e-mail below, and especially focus on her request for a moratorium that she provided to me.

Likewise, I can not 100% recall if I informed you that Ms. Rupa Russe has told me she is now the attorney representing the Grandview Opposition Group, and she shall be in attendance at the April 20th Hearing.

FYI,  
Terrey

-----Original Message-----

From: "Kelley Klope"  
Sent: Wednesday, March 17, 2021 1:30pm  
To: "Terrey Dolan"  
Subject: Public Hearing

Terrey,

It was nice to finally meet you face to face. I do not envy your position, especially right now, but I am sure you understand how critical your position is to the future of our communities. I am sure I am not alone when I express to you that I was very stressed last night and slept very little. I attended last night's meeting to better understand how these meetings are run, how the process works, and what to expect when I attend a meeting to speak on April 20th regarding the proposed project near my home at 777 Grandview Rd. The best word I have to describe last night is shock. I quickly witnessed developers and attorneys, civil engineers and experts in other fields basically bully the board. It was very apparent many board members were uncomfortable with information being pushed at them while the attorney recited legal jargon that they must follow. Board members seemed unsure legally how to run the meeting and how to handle actual public feedback. This is very unfortunate since it is the people who live here who need to be heard in order to preserve Madison County property.

Terrey, I have a request. I do not know the process to do this, or who makes this decision, but I highly recommend that the **powers to be of Madison County immediately stop all new planning and zoning requests to include special use permits until the land use**

**ordinance is updated.** Word is out to developers and attorneys that Madison County has very few restrictions with lots of loopholes and they are swarming to buy up this land to build ridiculous projects that do not mesh with the harmony of our communities. It is a very sad thing to watch.

Please let me know that you have received this email and your thoughts.

Thanks for all you do,

Kelley Klope  
828-778-4328

---

Date: Wed, 20 Jan 2021 13:26:57 -0500  
From: tdolan@madisoncountync.gov  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Re: Derek Allen-attorney representing the Grandview Campground Applicant

---

Wow! That is an admirable number!

On Jan 20, 2021 1:08 PM, Norris Gentry wrote:

Hi Terrey. On track for 450 today. Will check in AM. Have a great rest of your day ☐

Sent from my iPhone

On Jan 20, 2021, at 12:54 PM, tdolan@madisoncountync.gov wrote:

Norris,

How's things on the vaccine front?

Staying warn enough?  
-----

To update you,

I just learned (from speaking with him), that Derek Allen is the land use attorney **for both** Grandview and Alaya!

He feels there is a (new) North Carolina Superior Court Judge's ruling (in Asheville), that may allow for alternative hearing processes, in order to go forward (in lieu of in-person testimony) for Local Govt. Public Hearings, due to Covid Safety Protocols.

I asked him to call Donny Laws, who he says he knows, to discuss his position further.

I told him I was hoping to be speaking with Donny on Friday morning, and we may discuss this further with him, then.

Hopefully, he can catch Donny prior to our Friday AM call to discuss future public hearing logistics.

FYI,  
Terrey

-----Original Message-----

From: tdolan@madisoncountync.gov

Sent: Wednesday, January 20, 2021 7:26am

To: "Norris Gentry"

Subject: RE: Derek Allen-attorney representing the Grandview Campground Applicant

Understood.

I shall fill you in later.

Be safe.

Terrey

On Jan 20, 2021 7:24 AM, Norris Gentry wrote:

**Good Morning Terrey. I am unavailable today. I am working the Vaccination Clinic at the Fair Grounds. Mr. Allen's offer to share what has been "approved" in Buncombe as "an alternative" is certainly a worthy conversation. We will certainly entertain workable**

**options during this current environment. Take care and stay safe. Talk tomorrow anytime. Have a Great Day.**

**From:** tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]

**Sent:** Wednesday, January 20, 2021 7:13 AM

**To:** Norris Gentry

**Subject:** Derek Allen-attorney representing the Grandview Campground Applicant

Norris, good morning!

I wanted to share what Derek Allen shared in regards to this client, Grandview Campground. I was not sure if you got cc'd or not on his response yesterday evening.

Mr. Allen and I are going to have a 10:30 AM call this morning.

I may just "buy some time" prior to attempting an escape off this hill,, and take his call first, prior to coming in.

Thoughts on the call?

Do you wish to be patched in, by any chance?

Terrey

On Jan 19, 2021 5:21 PM, "Derek J. Allen" wrote:

Thank you, Terrey. Do you have some time to discuss this week? Two things, I'd like to discuss:

First, I have had a number of opportunities to engage with local government bodies during COVID times and work out through our NC court system safe alternatives to "fully in-person" meetings. I am happy to share with you the COVID-safe protocols that were recently approved by a Superior Court Judge in a Buncombe County case considering how quasi-judicial hearings should be held during this time. Namely, the process is designed to afford due process for participants, and safety for all.

Second, I know the head of this opposition group well (we've been friends for years). Once I found out there was opposition, and who it was, I reached out to her for a meeting. I was able to speak with her late last week at length. She (and they) had a very, very different idea of what was being proposed. She was comforted and relieved to hear the actual vision and proposal. To that end, we are lining up a meeting to walk the property and a follow up Zoom with all interested parties.

I have good availability tomorrow, Thursday, and Friday, and can work around your schedule. Let me know your availability.

I look forward to working with you,

Derek

**Derek J. Allen**

**ALLEN STAHL + KILBOURNE**

828.412.4026 Direct

336.339.9993 Mobile

<https://link.edgепilot.co>

Date: Tue, 30 Mar 2021 14:02:28 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: "mbrooks@brooksea.com" <mbrooks@brooksea.com>  
Subject: FW: Grandview Campground Information and additional needs

---

Mark,

Please forgive me, as I failed to cc you on this e-mail I sent to the Grandview group yesterday.

FYI,  
Terrey Dolan

-----Original Message-----

From: "tdolan@madisoncountync.gov"  
Sent: Monday, March 29, 2021 3:27pm  
To: "Warren Sugg", "Whit Oliver", "Derek Allen"  
Subject: Grandview Campground Information and additional needs

Gentlemen,

**Some updates:**

Please be advised that I shall need **all** revised site plan information, (previously requested) by April 21st, or earlier..... In order to meet the necessary lead time for ordering and meeting the Legal Notice Deadlines **for the May 18th Planning Board Hearing** .

FYI, we are *still* attempting to secure the much larger Madison County High School Gymnasium for the anticipated crowd. I will be sure to keep your team apprised on our efforts.

In fact, the earlier you are able to supply the requested site plan revisions, the better.

As a new request, one or more schematics (and plan views) of the typical tent (and cabin) floor plans are required for our review. Please kindly be sure to provide dimensions, heights of the various units, and elevation views for both the tents and the cabins.

Please summarize what (typical) items are actually being supplied in the tents?  
Any electrical power source proposed, on a tent by tent (or cabin) basis?, .....

Are the units being heated or cooled by any means?

How is fire suppression being addressed?

Is a liquor license being sought for the proposed 3,000 sq. foot clubhouse?

Thank you.

Terrey Dolan

---

Date: Thu, 25 Feb 2021 11:35:31 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: "P.D Triplett" <pattriplett@gmail.com>  
Cc: Britt Lee <britt563@yahoo.com>  
Subject: RE: Grandview Group Campground

---

Good morning, Mrs. Triplett,

Thank you for your e-mail. Your valuable concerns are common with many of the other neighbors' comments and concerns, to a large degree.

To update you, as I have others (and Mrs. Britt Lee), who is recognized to be one of the *neighboring organizers for opposition* to the proposed project, Grandview Campground: The public hearing date is now tentatively scheduled for **Tuesday evening, April 20th, to be held at the NC Cooperative Extension Service (large) conference room. It is located at 258 Carolina Road, Marshall, NC 28753, up by the county fairgrounds.**

The (Public Hearing) Planning Board Mtg. **shall commence at 6:30 PM;** and as of now, I am attempting to limit this meeting to be solely dedicated for this one Agenda Item.

Covid Protocols are being taken very serious by this office, and a large turn-out of the general public is currently anticipated.

As I have encouraged Mrs. Lee, that I would like to see a smaller turn-out *if at all possible*, by having designating speakers, if common viewpoints may be expressed by a consolidated amount of speakers, especially now due to the Covid issues we are forced to deal with!  
Of course, as always, all members of the general public are welcomed to attend and present their opinions on the project submittal.

The Grandview project shall be seeking the approval of a "**Special Use Permit**" from the Madison County Planning Board at that hearing.

Over the next several weeks, please remain in contact with Mrs. Lee, as well as keep an eye out for updates posted on the Madison County Website.

Thank you,

Terrey Dolan

-----Original Message-----

From: "P.D Triplett"  
Sent: Thursday, February 25, 2021 11:06am  
To: tdolan@madisoncountync.gov  
Subject: Grandview Group Campground

Dear Mr. Dolan,

As a long time resident of the Grandview Rd. community, I urge you to deny this campground. Our roads are small and there are many who choose to walk for exercise, being a safe place with not a lot of traffic. The campground will have a negative impact for all of the residents with the increase in traffic, noise and pollution. There is also Grandview Church to consider, since the planned campground literally comes to the back of the church. The property is mostly steep pasture land with some wooded area, not secluded from neighboring homes. Also there is the chance of undesirable elements coming into our peaceful neighborhood. Thank you for taking the time to review my concerns.

Sincerely,  
Mrs. Patricia Triplett

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Date: Mon, 11 Jan 2021 15:30:59 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Britt Lee <britt563@yahoo.com>  
Subject: RE: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

---

First of all, thank you for your comments and input, as well as your available information about the past campground site proposed by Mr. Shawn Hutchens.

Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's **Jan. 19th Mtg**.

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Monday, January 11, 2021 10:53am  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,

Thank you for your time this morning!

For the minutes/information regarding the 2017 case as discussed -

The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.

We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors.

If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.

Thank you for your time! I look forward to hearing back from you!

Kind regards,

Brittany Lee  
351 Hidden Pond Hollow  
Alexander, NC 28701  
828-702-4993

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Date: Wed, 24 Mar 2021 19:57:40 -0400  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Fwd: Re: Whit Oliver, Owner for Grandview Campground Project and Mark Brooks, Engineer for Grandview

---

Forwarding today's letter from Attorney Rupa Russe.

Hopefully, we can discuss in the AM.

Thank you,  
Terrey

Terrence S. Dolan  
Director of Planning & Zoning  
Madison County

Office Cell: 828-206-4573

----- Forwarded message -----

From: Vickers Russe Law PLLC

Date: Mar 24, 2021 5:03 PM

Subject: Re: Whit Oliver, Owner for Grandview Campground Project and Mark Brooks, Engineer for Grandview

To: tdolan@madisoncountync.gov

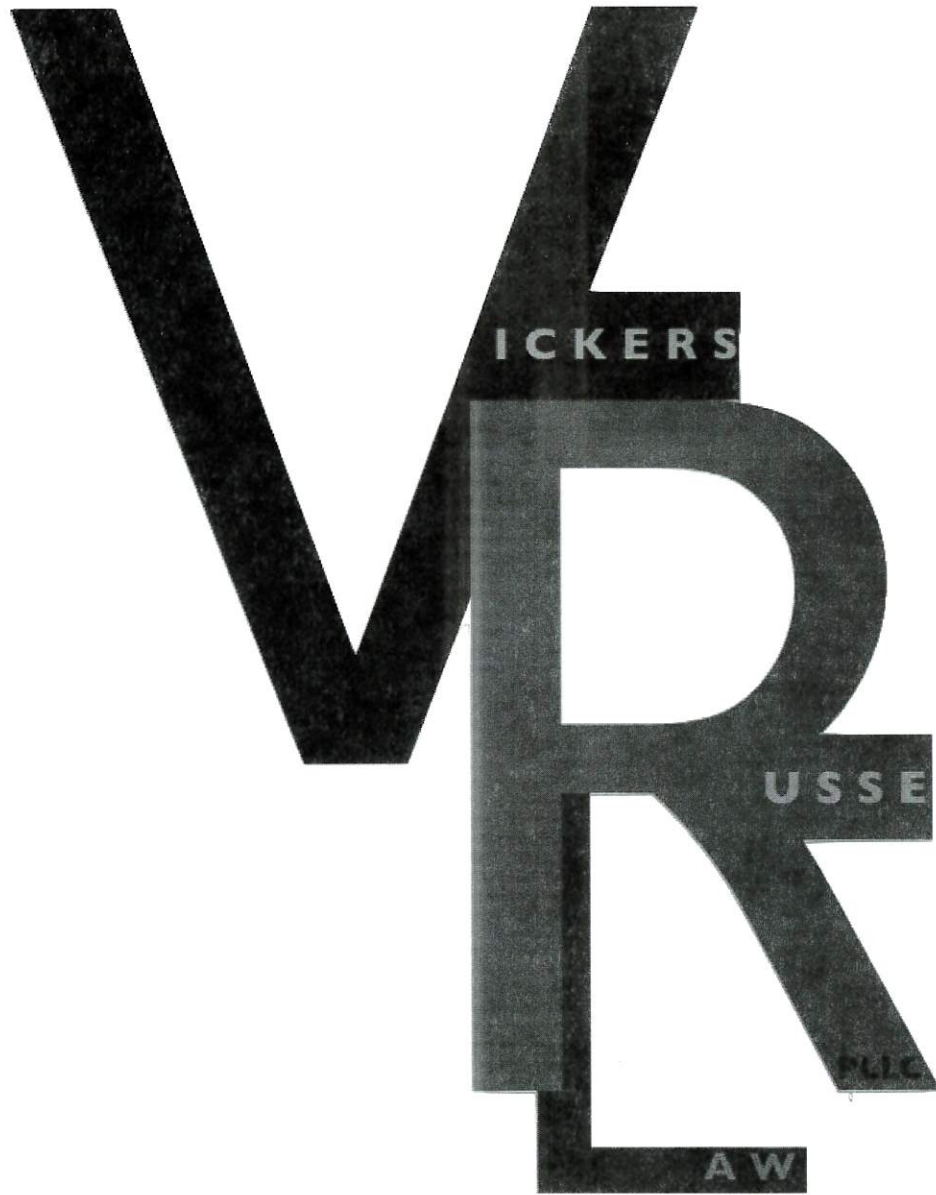
Cc:

Dear Terrey,

Please see attached a copy of the letter I mailed out to you today on behalf of my clients Britt and Christopher Lee. Please let me know if you have any questions, or answers to my question.

Regards,  
Rupa Vickers Russe  
Bar Licensed Attorney, D.C. and N.C.  
(c) 828-380-9522  
Vickers Russe Law, PLLC

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On Thu, Feb 25, 2021 at 12:41 PM [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

Rupa,

This what I have for the Grandview Project

Mr. Mark Brooks: (Engineer for Grandview):

[mbrooks@brooksea.com](mailto:mbrooks@brooksea.com)

Mr. Whit Oliver: (Co-Owner) :

[dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com)

---

Attachment: Request2TerminateGrandviewHearing.pdf [application/pdf]

Date: Thu, 21 Jan 2021 13:23:19 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: donnyjoellawsattorney@gmail.com  
Cc: Norris Gentry <ngentry@madisoncountync.gov>, Jaime Lunsford <jlunsford@madisoncountync.gov>  
Subject: Confirmation for January 22nd (Friday) 9:00 AM Call

---

Hi Donny,

I have made a few attempts to call your office in the couple of hours, but the phone just keeps ringing.. (no voicemail, etc.).

I verified the number with Mandy, as well.

I wanted to double check that you can be on a 9:00 AM call tomorrow morning, with Norris, Jamie Lunsford and myself to discuss future aspects of public hearings, the potential use of Zoom, etc. Your insights are vey important.

I would suggest that you simply call into Norris' office at 9:00 AM, please.

I had a long call with Attorney Derek Allen (Asheville-based?) the other day, and he said he'd reach out to you to share his perspectives based on a recent Superior Court Judge's ruling dealing with Covid and local govt. public hearing needs.

He stated he knew you.

Mr. Allen stated he is the outside counsel for both the Grandview Campground and the Alaya Campground Projects that were both scheduled to be heard by the January 19th Madison County Planning Board Agenda (the meeting that we were forced to postpone indefinitely).

I hope you can make the call tomorrow morning.

Please confirm if you get the chance.

Thank you,  
Terrey

---

Date: Tue, 16 Feb 2021 09:22:01 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Cc: Danny Allen <dallen@madisoncountync.gov>  
Subject: FW: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

---

Norris,

I met yesterday with Mr. and Mrs. Chris Lee (wife is Britt)....

They are a new couple who live abutting along the righthand side (southerly) of the Grandview Campground property, currently owned by the Freeman Family,. The Lee's only moved in this past August.

The **55 acre total property** is under contract to Mr. Whit Oliver, et al for this campground proposal. The additional +/-38 acres lies to the westerly side of Grandview Road.

Currently, only the +/-17 acre portion along the easterly side of Grandview Road has plans submitted in a request for a **Special Use Permit** .

Please reach out to me with any comments.

FYI,

Terrey

-----Original Message-----

From: "Britt Lee"  
Sent: Tuesday, February 16, 2021 8:52am  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,

Thank you for your time yesterday! It was good to finally meet you in person and discuss our concerns with this proposal. **To summarize, we do not feel that this area, with a zoned priority for farming and low density, can handle such a high density infrastructurally demanding project.**

We will communicate back to the community that the Grandview project would not be heard at a March Public Hearing and we will stay tuned for an April hearing or a date beyond that.

I wanted to provide you with some additional information to add to our file. I am also attaching the Discussion Points I gave you yesterday, that were directly from the developers. Again, please note that these were distributed to the community, and the community does not feel that their concerns are being addressed. I have also attached a few more images showing the amount of residences that surround this proposal, and the narrow road that would be used for the excessive amount of traffic coming in/out of this facility. If you can also add the plans showing how the tent sites will contain their own individual bathrooms and HVAC systems I provided to you yesterday to our file, that would be appreciated as well.

Furthermore, I am attaching the current look at the online petition that over 450 to date have signed in opposition. I would also like for you to know that the community has raised approximately \$3,000.00 and rising, to help with opposition efforts against the developers. There are flyers being distributed throughout the community in opposition and a separate email account called "stopgrandviewcampground@gmail.com" has been created to help facilitate community efforts against this project. If you've been to the area recently, you will also see yard signs along the way in front of numerous residences showing opposition to this project. It has created quite the stir, as you already are aware!

I hope this documentation will help the Planning Board agree that this would be a detrimental project to this area.

If you have any questions, please let me know!

Thank you,

Britt

On Friday, February 5, 2021, 01:13:32 PM EST, tdolan@madisoncountync.gov wrote:

Yes, see you then.

Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Friday, February 5, 2021 1:05pm  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!

Haha! Well, it's a random holiday our office gave us since they didn't give us MLK day!

Yes, we can be there on the 15th at 11am. Yes, across the hall from the Tax Dept at the 5707 building?

Thanks,

Britt

On Friday, February 5, 2021, 12:58:20 PM EST, tdolan@madisoncountync.gov wrote:

Hello Britt,

Yes! Somewhat surprisingly, Madison County **is not closed for President's Day!**

I can meet , say at **11:00 AM on Monday, February 15th, here at our offices**, if that works for you?

Do you have the location?

Please RSVP.

Thanks,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Friday, February 5, 2021 12:12pm

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee" , "Christopher Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!

Thank you for responding, and for the information!

1) Not sure if you are closed for Feb. 15th holiday but if not, we could meet anytime that day. We also have the afternoon of the 16th and 17th open as well, anytime let's say 2:30pm and onward. Would any of these times work for you?

2) Great information to have! And yes, I agree, in speaking to many of the community who have an interest in this proposal, I do know a fair amount of them do not have zoom meeting capabilities, including some of the adjoining property owners.

Thank you!

Britt

On Friday, February 5, 2021, 11:56:27 AM EST, tdolan@madisoncountync.gov wrote:

1) Just let me know when you' like to meet, and I'll double check my calendar.

2) Secondly, the county is on an "***Indefinite Hold***" due to the need to ensure Covid Protocols are met, and until we can get a better understanding on how to proceed with "Public Hearings" where folks are not actually in person, if that is at all appropriate.

FYI, some very recent judges' rulings, ( but not yet in our Superior Court District, to my knowledge ) have allowed for Zoom Public Input. Unfortunately, this county seems to be (unfairly) lacking in the ability to ensure everyone has a fair chance to provide their input, via the lack of internet connection, etc.

That being said, there shall be no further Madison County Planning Board, or Board of Adjustment, Public Hearings scheduled until we can confidently, safely and fairly provide the public with their opportunity to express their opinions on projects seeking their required approvals from these two Boards.

Look forward to hearing back from you.

Best Regards,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Friday, February 5, 2021 11:05am

To: "tdolan@madisoncountync.gov"

Cc: "Sylvia Riddle" , "Christopher Lee" , "Britt Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,

I hope you have had a great week!

I'm following up on a possible appointment to me, however in the meantime can you please provide me with any update you may

have on whether the Feb 16th Public Hearing to review the 777 Grandview project will take place?

Thank you!

Britt

On Monday, January 25, 2021, 08:06:38 AM EST, Britt Lee wrote:

Hi Terrey,

Kindly following up on this. Could we possibly schedule an hour with you this week, perhaps, so we can go through some concerns we have, and hopefully you can answer some questions for us?

We would greatly appreciate it!

Thank you,

Britt Lee

On Wednesday, January 20, 2021, 04:50:28 PM EST, Britt Lee wrote:

Hi Terrey!

I left the documents today with Sylvia for you to receive when you return to the office.

Also, Christopher and I would like to set up an appt with you to go through some questions that we have in relation to our own adjoining property with this proposed plan. We've been reviewing the Land Ordinance language and want to ensure we understand the special permit language versus how the layout of the plans for the campground facility we've seen. I think this would be easier if we could do in person so we can look at the plans together? Please let us know when you might have some time available in the next few business days. We would greatly appreciate it!

Thank you,

Britt Lee

On Tuesday, January 19, 2021, 02:35:38 PM EST, tdolan@madisoncountync.gov wrote:

That shall be fine.

Thank you,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Tuesday, January 19, 2021 2:33pm

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee" , "Christopher Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Thanks, Terrey! You must have gotten much more snow than we did!

I'll plan to drop them off tomorrow with Ms. Shelton. I have roughly 37 letters that neighbors have entrusted me to deliver, as well as my own, opposing Grandview Group Campground. I'll likely follow up in a more official email. :-)

Thanks,

Britt

On Tuesday, January 19, 2021, 02:06:28 PM EST, tdolan@madisoncountync.gov wrote:

I am working from my home up near the southern portion of Wolf Laurel today (attempting to dig out, still!)

I am not confident of being in the office tomorrow AM.

That being said, you may easily drop off any & all collected letters, and hand them to Ms. Sylvia Shelton, our Office Manager tomorrow, when it is convenient for you to do so.

The office address is 5707 US Hwy 25/70, in Suite 5, (Marshall, NC 28753).....my office is down the long hallway on the right, across the hall from the Tax Dept.

A hallway sign says Building Dept, as well as Planning & Zoning.

Hope this helps.

Terrey Dolan

On Jan 19, 2021 1:10 PM, Britt Lee wrote:

Hi Terrey,

Due to the amount of signed letters that I'm receiving from my neighbors, it would be easier for me to hand deliver these directly to you instead of mailing. Can you please let me know if I need to make an appt for this?

Thanks,

Britt Lee

On Wednesday, January 13, 2021, 04:26:46 PM EST, Britt Lee wrote:

Thank you, Terrey! (FYI, the website indicates Jan. 19, 2020, not 2021.) This is good news for us, as we do need to speak to this. For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns.

I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,

Britt

On Wednesday, January 13, 2021, 02:43:48 PM EST, tdolan@madisoncountync.gov wrote:  
Please review the county website in a couple of hours.

In short, the Planning Board Mtg, (and the public hearings) have been postponed until further notice. Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd. Hope this answers your questions for the time being.  
Terrey Dolan

On Jan 13, 2021 2:01 PM, Britt Lee wrote:

Hi Terrey,

I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.

We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream.

Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?

Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

Kind regards,

Brittany Lee  
828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee wrote:

Hi Terry!

Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.

We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

Thank you,

Brittany

On Monday, January 11, 2021, 03:31:01 PM EST, tdolan@madisoncountync.gov wrote:

First of all, thank you for your comments and input, as well as your available information about the past campground site proposed by Mr. Shawn Hutchens.

Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's **Jan. 19th Mtg**.

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,

Thank you for your time this morning!

For the minutes/information regarding the 2017 case as discussed -

The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.



We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors. If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well. Thank you for your time! I look forward to hearing back from you!

Kind regards,  
Brittany Lee  
351 Hidden Pond Hollow  
Alexander, NC 28701  
828-702-4993

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I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,  
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Terrey Dolan

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Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?

Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

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Best Regards,  
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-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,

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We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors.

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Terrey Dolan

-----Original Message-----

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Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

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Thank you for your time! I look forward to hearing back from you!  
Kind regards,  
Brittany Lee  
351 Hidden Pond Hollow  
Alexander, NC 28701  
828-702-4993

---

Date: Mon, 14 Dec 2020 08:22:16 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: dallien@madisoncountync.gov  
Cc: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Today...

---

Mornin', Danny

It feels as though it is about to snow up here, and the forecast is trying to agree with me, (for this elevation!!.....)

That being said, I've got enough work with me to keep me busy from here, TODAY.

I want to try to get a couple of in-house **Consultant/Owner/Developer Meetings** done this week.

- .....one with John Lampins (Grandview Ave Site)
- one with Warren Sugg (Alaya Project).....
- and perhaps one with Chris Nelson (Paint Rock Farm) too.

Is there a better day than others for you to be there for these meetings?

I "may" want to have Stuart Bass sit in, as well.

All of these projects appear to be pent up, and seem to be hoping for a **January Planning Board** position.

I also wish to have a sit down with you this week to review any further needs for the list of **Records Requests** , as we discussed.

Thoughts?

Thanks,  
Terrey

---

Date: Mon, 22 Mar 2021 12:31:53 -0400  
From: Terrence Dolan <tdolan@madisoncountync.gov>  
To: mbrooks@brooksea.com  
Subject: RE: Potential Grandview Campground Site Plan Revisions

---

Understood..  
Thank you!

Terrey

On Mar 22, 2021 9:33 AM, mbrooks@brooksea.com wrote:

Thanks Terrey. We will be in touch.

Mark C. Brooks, P.E.  
Brooks Engineering Associates, P.A.  
17 Arlington Street  
Asheville, NC 28801  
(828)232-4700



---

**From:** tdolan@madisoncountync.gov  
**Sent:** Monday, March 22, 2021 9:23 AM  
**To:** mbrooks@brooksea.com  
**Cc:** Whit Oliver ; Norris Gentry ; Danny Allen ; donnyjoellawsattorney@gmail.com  
**Subject:** Potential Grandview Campground Site Plan Revisions

Mark,

Per our discussion regarding the **Grandview Campground Site Plan**, I need to see any proposed revisions for the project on revised plan sheets by this coming Thursday morning 3/25. You may e-mail the revised Plan Set directly to me.

The *quirk* of the calendar forces me to arrange for, and post the required Legal Notice for the Planning Board Hearing, nearly a week earlier than you'd think, since Madison County's **The News Record** is only a Wednesday *Once a Week* Local Paper. They require nearly a week's notice for preparation of an Ad Submittal, and it seems to just domino from there!

Any and all proposed changes to site planning, documenting and delineating the required 200 feet distance to all property boundary lines, new routing for utility lines, etc. needs to be accomplished for the accuracy of the posted Ad. Obviously, the Legal Notice Ad (to run for two consecutive weeks, on 3/31 and 4/7) has to have the correct information for all proposed facilities, etc.

I'd like to see the **Plan Sheet Note Box** (on Plan Sheet "C-4.0") itemize the entire list of uses, noting the dimensions of all facilities as well, please.

Please call me with any needs.

Thank you,



Date: Wed, 20 Jan 2021 13:26:57 -0500  
From: tdolan@madisoncountync.gov  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Re: Derek Allen-attorney representing the Grandview Campground Applicant

---

Wow! That is an admirable number!

On Jan 20, 2021 1:08 PM, Norris Gentry wrote:

Hi Terrey. On track for 450 today. Will check in AM. Have a great rest of your day ☺

Sent from my iPhone

On Jan 20, 2021, at 12:54 PM, tdolan@madisoncountync.gov wrote:

Norris,

How's things on the vaccine front?

Staying warn enough?  
-----

To update you,

I just learned (from speaking with him), that Derek Allen is the land use attorney **for both** Grandview and Alaya!

He feels there is a (new) North Carolina Superior Court Judge's ruling (in Asheville), that may allow for alternative hearing processes, in order to go forward (in lieu of in-person testimony) for Local Govt. Public Hearings, due to Covid Safety Protocols.

I asked him to call Donny Laws, who he says he knows, to discuss his position further.

I told him I was hoping to be speaking with Donny on Friday morning, and we may discuss this further with him, then.

Hopefully, he can catch Donny prior to our Friday AM call to discuss future public hearing logistics.

FYI,  
Terrey

-----Original Message-----

From: tdolan@madisoncountync.gov

Sent: Wednesday, January 20, 2021 7:26am

To: "Norris Gentry"

Subject: RE: Derek Allen-attorney representing the Grandview Campground Applicant

Understood.

I shall fill you in later.

Be safe.

Terrey

On Jan 20, 2021 7:24 AM, Norris Gentry wrote:

**Good Morning Terrey. I am unavailable today. I am working the Vaccination Clinic at the Fair Grounds. Mr. Allen's offer to share what has been "approved" in Buncombe as "an alternative" is certainly a worthy conversation. We will certainly entertain workable**



**options during this current environment. Take care and stay safe. Talk tomorrow anytime. Have a Great Day.**

**From:** tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
**Sent:** Wednesday, January 20, 2021 7:13 AM  
**To:** Norris Gentry  
**Subject:** Derek Allen-attorney representing the Grandview Campground Applicant

Norris, good morning!

I wanted to share what Derek Allen shared in regards to this client, Grandview Campground. I was not sure if you got cc'd or not on his response yesterday evening.

Mr. Allen and I are going to have a 10:30 AM call this morning.

I may just "buy some time" prior to attempting an escape off this hill,, and take his call first, prior to coming in.

Thoughts on the call?  
Do you wish to be patched in, by any chance?

Terrey

On Jan 19, 2021 5:21 PM, "Derek J. Allen" wrote:  
Thank you, Terrey. Do you have some time to discuss this week? Two things, I'd like to discuss:

First, I have had a number of opportunities to engage with local government bodies during COVID times and work out through our NC court system safe alternatives to "fully in-person" meetings. I am happy to share with you the COVID-safe protocols that were recently approved by a Superior Court Judge in a Buncombe County case considering how quasi-judicial hearings should be held during this time. Namely, the process is designed to afford due process for participants, and safety for all.

Second, I know the head of this opposition group well (we've been friends for years). Once I found out there was opposition, and who it was, I reached out to her for a meeting. I was able to speak with her late last week at length. She (and they) had a very, very different idea of what was being proposed. She was comforted and relieved to hear the actual vision and proposal. To that end, we are lining up a meeting to walk the property and a follow up Zoom with all interested parties.

I have good availability tomorrow, Thursday, and Friday, and can work around your schedule. Let me know your availability.

I look forward to working with you,

Derek

**Derek J. Allen**  
**ALLEN STAHL + KILBOURNE**  
828.412.4026 Direct  
336.339.9993 Mobile  
<https://link.edgепilot.co>

Date: Tue, 19 Jan 2021 14:35:36 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Britt Lee <britt563@yahoo.com>  
Cc: Sylvia Riddle <sshelton@madisoncountync.gov>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

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That shall be fine.

Thank you,

Terrey Dolan

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Thanks,  
Britt

On Tuesday, January 19, 2021, 02:06:28 PM EST, tdolan@madisoncountync.gov wrote:  
I am working from my home up near the southern portion of Wolf Laurel today (attempting to dig out, still!)

I am not confident of being in the office tomorrow AM.

That being said, you may easily drop off any & all collected letters, and hand them to Ms. Sylvia Shelton, our Office Manager tomorrow, when it is convenient for you to do so.

The office address is 5707 US Hwy 25/70, in Suite 5, (Marshall, NC 28753).....my office is down the long hallway on the right, across the hall from the Tax Dept.

A hallway sign says Building Dept, as well as Planning & Zoning.

Hope this helps.

Terrey Dolan

On Jan 19, 2021 1:10 PM, Britt Lee wrote:

Hi Terrey,

Due to the amount of signed letters that I'm receiving from my neighbors, it would be easier for me to hand deliver these directly to you instead of mailing. Can you please let me know if I need to make an appt for this?

Thanks,

Britt Lee

On Wednesday, January 13, 2021, 04:26:46 PM EST, Britt Lee wrote:

Thank you, Terrey! (FYI, the website indicates Jan. 19, 2020, not 2021.) This is good news for us, as we do need to speak to this. For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns.

I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,

Britt

On Wednesday, January 13, 2021, 02:43:48 PM EST, tdolan@madisoncountync.gov wrote:

Please review the county website in a couple of hours.

In short, the Planning Board Mtg, (and the public hearings) have been postponed until further notice.

Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the

Courthouse would not be able to safely accommodate the crowd.  
Hope this answers your questions for the time being.  
Terrey Dolan

On Jan 13, 2021 2:01 PM, Britt Lee wrote:

Hi Terrey,

I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.

We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream. Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?

Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

Kind regards,

Brittany Lee  
828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee wrote:

Hi Terry!

Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.

We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

Thank you,

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Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's **Jan. 19th Mtg**.

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,

Thank you for your time this morning!

For the minutes/information regarding the 2017 case as discussed -

The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.

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If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.

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Alexander, NC 28701

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-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

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From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

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Thank you for your time! I look forward to hearing back from you!

Kind regards,

Brittany Lee

351 Hidden Pond Hollow

Alexander, NC 28701





Date: Thu, 25 Mar 2021 12:12:51 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: mbrooks@brooksea.com, Whit Oliver <dwhittingtonoliver@gmail.com>, Derek Allen <dja@asklawnc.com>  
Cc: Norris Gentry <ngentry@madisoncountync.gov>, donnyjoellawsattorney@gmail.com, Danny Allen <dallen@madisoncountync.gov>  
Subject: Deadline for Grandview Plan Revisions

---

Gentlemen,

As Mark and I have discussed, the current Grandview Campground site plan necessitates parcel setback revisions to be compliant to be compliant with the Campground Criteria in the Madison County Land Use Ordinance. I had also asked for a Phasing Plan Sheet (that has never been presented to my office, even though many neighbors allude to one), and a revised utility Routing Plan Sheet that corresponds with the revised tent and cabin layout and any revised site plan unit counts, etc.

I had preciously informed Mark last week, that I am forced to require that new site plan materials to be submitted to me by this morning, in order to successfully meet the Deadline Date (i.e. lead times) established by Gannett News for the proper Legal Notices to run in the Madison County Weekly Newspaper "***The News Record***", and thus meet statutory deadlines for the **April 20th Planning Board Public Hearing**.

I need to know in the next hour what your decision is, please. I appreciate your cooperation in this request.

Thank you,  
Terrey Dolan

---

Date: Tue, 19 Jan 2021 10:14:21 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Whit Oliver <dwhittingtonoliver@gmail.com>  
Subject: Re: Good Morning

---

Yes Sir, I shall gather all of them and e-mail them directly to Derek Allen, today.

Terrey Dolan

-----Original Message-----

From: "Whit Oliver"  
Sent: Tuesday, January 19, 2021 9:40am  
To: "tdolan@madisoncountync.gov"  
Subject: Re: Good Morning

Terrey,

On second thought, just as a matter of process, will you send the letters to our attorney in Asheville?

Here is his contact information and the address is - 20 Town Mountain Rd Suite 100, Asheville, NC 28801

**Derek J. Allen**

**ALLEN STAHL + KILBOURNE**

828.412.4026 Direct

336.339.9993 Mobile

[www.asklawnc.com](http://www.asklawnc.com)

[dja@asklawnc.com](mailto:dja@asklawnc.com)

Le mar. 19 janv. 2021 à 09:07, Whit Oliver <[dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com)> a écrit :

Hi Terrey,

Thanks for the email and for forwarding the comment letters. You can go ahead and send the letters directly to me and I will share them with my team.

Also, to let you know, we are in contact with a group of the neighbors and working on scheduling a meet and greet in the next week or so.

Talk to you soon and thanks again for your transparency and support as we keep moving through the process.

Btw, my son had his first Lacrosse practice over the weekend - a lot of fun to watch!

Thanks,

Whit

Le mar. 19 janv. 2021 à 08:30, [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> a écrit :

Whit,

As I have done with one of the other (postponed) Planning Board Agenda items, I have sent the applicant all of their related comment letters from the public received by my office, in opposition to the project.

To be fair to you as the applicant or Grandview, would you prefer for me to forward all of the Comment Letters directly to you, or to your engineer, Mark Brooks?

Please advise.

Thanks,  
Terrey Dolan

---

Date: Mon, 4 Jan 2021 23:30:12 -0500 (EST)  
From: tdolan@madisoncountync.gov  
To: 2392297397@txt.att.net

---

Reminder: Post Planning Board Mtg Public Hearing Notices at Paint Rock, Alaya and Grandview Campgrounds Starts in 30 minutes 01/05/2021 12:00 am

---

Date: Thu, 25 Mar 2021 09:48:04 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: mbrooks@brooksea.com  
Subject: Necessary Grandview Campground Plan Revisions

---

Mark, Please call me as soon as you can at 828-649-0750.

Thank you,  
Terrey Dolan

---

Date: Fri, 22 Jan 2021 15:21:31 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Stuart Bass <stuart@landofsky.org>  
Subject: RE: Check In

---

Hi...all is good, but the need for ensuring Covid Safety Protocols and the threat of a huge crowd (maybe upwards of 75-90 folks?) for both the *Alaya Campground* in Barnard....(i.e. the need for an approved **Special Use Permit** (Planning Bd Mtg),... and the proposed *Grandview Road Campground* (over near Ivy Branch Rd), forced us to indefinitely postpone any further Planning Board or Board of Adjustment Hearings.

Could not in conscience, subject the crowd to a *potential* overflow crowd, if you get my meaning!

It may be towards the end of March, (or even later), if we are forced to hold to in-person public hearings, before we can accommodate these sizes of crowds for projects that draw obvious neighboring opposition!

Hey, differentnt topic: May we talk on the phone early next week at your convenience, about any past conversations you might have had with the Varn Couple?

Thanks,  
Terrey

-----Original Message-----

From: "Stuart Bass"  
Sent: Friday, January 22, 2021 2:30pm  
To: "tdolan@madisoncountync.gov"  
Subject: Check In

Terrey,

Just checking in, everything going ok?

Stuart

---

Date: Sat, 13 Mar 2021 15:53:05 -0500  
From: Terrence Dolan <tdolan@madisoncountync.gov>  
To: Britt Lee <britt563@yahoo.com>  
Subject: Re: 777 Grandview Follow up - Appt Request for Britt Lee

---

Hi...let me look at my xalendar

On Mar 13, 2021 11:44 AM, Britt Lee wrote:

Hi Terrey!

Hope you are well!

I wanted to set another meeting with you, if you don't mind? There has been a LOT of activity this week with community meetings with the developers, and I would like to fill you in on additional concerns from the community and lack of response/planning for this proposal. Many of these points will not only affect this neighborhood but will also greatly affect the county itself.

Is it possible to set up a time for us to talk in person at your office, perhaps the week of March 22nd?

Thank you!  
Britt Lee  
828-702-4993

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Thank you!  
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828-702-4993

---

Date: Mon, 4 Jan 2021 23:30:12 -0500 (EST)  
From: My Calendar <tdolan@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: Reminder: Post Planning Board Mtg Public Hearing Notices at Paint Rock, Alaya and Grandview Campgrounds

---

The following event begins in 30 minutes: Subject: Post Planning Board Mtg Public Hearing Notices at Paint Rock, Alaya and Grandview Campgrounds Location: All Day Event

---

Date: Thu, 25 Mar 2021 09:51:24 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Grandview Hearing Date 4/20

---

Norris,

I would like for you to please consider the use of a Court Reporter for the upcoming April 20th Grandview Campground Special Use Permit Public Hearing going before our Planning Board.

How do we arrange for that to happen?

Thanks,  
Terrey

---



Date: Mon, 15 Feb 2021 10:30:36 -0500 (EST)  
From: My Calendar <tdolan@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: Reminder: Britt-Grandview Discussion and other items-waiting ion RSVP

---

The following event begins in 30 minutes: Subject: Britt-Grandview Discussion and other items-waiting ion RSVP  
Location: Office Start Time: 02/15/2021 11:00 am End Time: 02/15/2021 12:00 pm

---

Date: Thu, 25 Mar 2021 12:19:53 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: RE: Deadline for Grandview Plan Revisions

---

Please call me if you have a moment.

Terrey

-----Original Message-----

From: "Norris Gentry"  
Sent: Thursday, March 25, 2021 12:16pm  
To: tdolan@madisoncountync.gov  
Subject: RE: Deadline for Grandview Plan Revisions

**Thanks Terrey.**

**From:** tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
**Sent:** Thursday, March 25, 2021 12:13 PM  
**To:** mbrooks@brooksea.com; Whit Oliver ; Derek Allen  
**Cc:** Norris Gentry ; donnyjoellawsattorney@gmail.com; Danny Allen  
**Subject:** Deadline for Grandview Plan Revisions

Gentlemen,

As Mark and I have discussed, the current Grandview Campground site plan necessitates parcel setback revisions to be compliant to be compliant with the Campground Criteria in the Madison County Land Use Ordinance. I had also asked for a Phasing Plan Sheet (that has never been presented to my office, even though many neighbors allude to one), and a revised utility Routing Plan Sheet that corresponds with the revised tent and cabin layout and any revised site plan unit counts, etc.

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I need to know in the next hour what your decision is, please. I appreciate your cooperation in this request.

Thank you,  
Terrey Dolan

---

Date: Fri, 22 Jan 2021 15:53:10 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Stuart Bass <stuart@landofsky.org>  
Subject: RE: Check In

---

Ok...thanks Stuart.

Terrey

-----Original Message-----

From: "Stuart Bass"  
Sent: Friday, January 22, 2021 3:42pm  
To: "tdolan@madisoncountync.gov"  
Subject: RE: Check In

No, that would be a super spreader event for sure.

Anytime sure, but I only spoke with Sam once, otherwise was the email correspondence I forwarded.

---

**From:** tdolan@madisoncountync.gov  
**Sent:** Friday, January 22, 2021 3:22 PM  
**To:** Stuart Bass  
**Subject:** RE: Check In

**Be Advised: This email originated from outside Land of Sky**

Hi...all is good, but the need for ensuring Covid Safety Protocols and the threat of a huge crowd (maybe upwards of 75-90 folks?) for both the *Alaya Campground* in Barnard....(i.e. the need for an approved **Special Use Permit** (Planning Bd Mtg),... and the proposed *Grandview Road Campground* (over near Ivy Branch Rd), forced us to indefinitely postpone any further Planning Board or Board of Adjustment Hearings.

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Sent: Friday, January 22, 2021 2:30pm  
To: "[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)" <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>  
Subject: Check In

Terrey,

Just checking in, everything going ok?

Stuart

---

Date: Tue, 12 Jan 2021 06:58:41 -0500  
From: tdolan@madisoncountync.gov  
To: Ben Weaver <thebenweaver@yahoo.com>  
Subject: Re: Grandview Campground Proposal

---

Good morning, Ben...Thank you for your comments on the Grandview project.

As I am now advising others, please pay close attention to the County's website over the next few days.

With some important, potential "Covid Protocols" being considered, some hearing revisions may be forthcoming. I do not have any specifics to share at this hour, however.

Best Regards,  
Terrey Dolan

On Jan 11, 2021 10:49 PM, Ben Weaver wrote:

Hello, Mr. Dolan,

I hope this email finds you well. I am reaching out to express my concerns about the proposed Grandview Campground project at 777 Grandview Road in Madison County. I live at 29 Kelly Fields Drive, directly off of Grandview, and am very concerned about impacts of additional traffic, noise, lights, and fires in this area. Echoing the comments of other nearby residents, this project is not a good fit for this area and would not be well received by the surrounding neighborhood.

Thank you for hearing and considering the concerns brought up by residents of this neighborhood.

Thank you,

Ben Weaver  
29 Kelly Fields Dr, Alexander, NC

---

Date: Thu, 1 Apr 2021 10:37:31 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: "Derek J. Allen" <dja@asklawnc.com>  
Subject: RE: Grandview Campground Information and additional needs

---

Yes, of course!

FYI, I did cc Mark Brooks the next day, after it dawned on me that I had the wrong engineer!

Thanks,

Terrey

-----Original Message-----

From: "Derek J. Allen"  
Sent: Thursday, April 1, 2021 9:55am  
To: "tdolan@madisoncountync.gov" , "Whit Oliver" , "John Albers (Work)"  
Cc: "Mark Brooks" , "Clifton Williams" , "July Laban"  
Subject: RE: Grandview Campground Information and additional needs

Thank you, Terrey. (Note: I've dropped Warren and added Mark Brooks. Warren is on the Alaya project).

Derek

**Derek J. Allen**  
**ALLEN STAHL + KILBOURNE**  
828.412.4026 Direct  
336.339.9993 Mobile  
[www.asklawnc.com](http://www.asklawnc.com)  
[dja@asklawnc.com](mailto:dja@asklawnc.com)

---

**From:** tdolan@madisoncountync.gov  
**Sent:** Monday, March 29, 2021 3:28 PM  
**To:** Warren Sugg ; Whit Oliver ; Derek J. Allen  
**Subject:** Grandview Campground Information and additional needs

Gentlemen,

**Some updates:**

Please be advised that I shall need **all** revised site plan information, (previously requested) by April 21st, or earlier...., in order to meet the necessary lead time for ordering and meeting the Legal Notice Deadlines **for the May 18th Planning Board Hearing** .

FYI, we are *still* attempting to secure the much larger Madison County High School Gymnasium for the anticipated crowd. I will be sure to keep your team apprised on our efforts.

In fact, the earlier you are able to supply the requested site plan revisions, the better.

As a new request, one or more schematics (and plan views) of the typical tent (and cabin) floor plans are required for our review. Please kindly be sure to provide dimensions, heights of the various units, and elevation views for both the tents and the cabins.

Please summarize what (typical) items are actually being supplied in the tents?  
Any electrical power source proposed, on a tent by tent (or cabin) basis?, .....

Are the units being heated or cooled by any means?

How is fire suppression being addressed?

Is a liquor license being sought for the proposed 3,000 sq. foot clubhouse?

Thank you.

Terrey Dolan

---

Date: Sat, 13 Mar 2021 13:42:15 -0500

From: Terrence Dolan <tdolan@madisoncountync.gov>

To: terreydolan58@gmail.com

Subject: Residents against proposed campground say it would rob community of its 'peace and quiet' | WLOS

---

<https://wlos.com/news/local/residents-against-proposed-campground-say-it-would-rob-community-of-peace-and-quiet-alexander>

---

Date: Thu, 18 Feb 2021 14:09:08 -0500  
From: Terrence Dolan <tdolan@madisoncountync.gov>  
To: "Derek J. Allen" <dja@asklawnc.com>  
Cc: dallen@madisoncountync.gov, ngentry@madisoncountync.gov, wsugg@cdcgo.com, mbrooks@brooksea.com  
Subject: Re: Alaya and Grandview Projects-Upcoming Madison County Planning Bd Hearing Scheduling

---

Hi Derek...just wanted to make certain that you got my earlier voicemail this morning.

Paint Rock Farm's "Special Use Permit (Amendment)", and Alaya Retreat's Request for a "Special Use Permit" shall go before the Madison County Planning Board at the Regularly Scheduled March 16th Mtg, at 6:30 PM at the NC Cooperative Extension Service Center Office at 6:30 PM.

Note: Alaya Retreat shall be second on the 3/16 Agenda, after the Paint Rock Farm project.

Then, on Tuesday, April 20th, the Grandview Campground shall be the sole agenda item for the April Planning Bd. Mtg.  
(Same place, same start time at 6:30 PM.)

At both meetings, Covid Protocols shall be strictly adhered to, in terms of seating arrangements, distancing, mandatory facial masks, etc.

Electronic posting ability for any project graphics (to a large screen) is available at the Cooperative Center Conf. Room.  
Please reach out to me with any questions.

Published Legal Notices have been requested through "The News Record" (Weekly Paper for Madison County), starting on 2/24 and published again on 3/3, in fulfillment of the required "14 Day Notice" requirements.

Thank you,

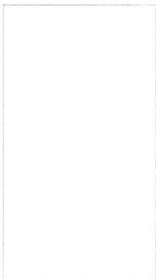
Terrey Dolan

On Feb 18, 2021 10:14 AM, "Derek J. Allen" wrote:

Morning, Terrey! On the Grandview SUP project, if you think it makes sense, we'd be open to a specially set meeting with just the Grandview project on it. My guys are (understandably) eager to get it heard as soon as possible.

Thank you,

Derek



**Derek J. Allen**

*Partner*

**Allen Stahl + Kilbourne**

**20 Town Mountain Road**

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[www.asklawnc.com](http://www.asklawnc.com)

[dja@asklawnc.com](mailto:dja@asklawnc.com)

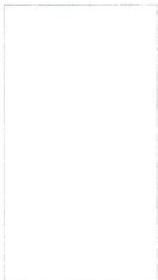


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[dja@asklawnc.com](mailto:dja@asklawnc.com)

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Derek



**Derek J. Allen**

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[www.asklawnc.com](http://www.asklawnc.com)

[dja@asklawnc.com](mailto:dja@asklawnc.com)

---

Date: Mon, 4 Jan 2021 11:23:08 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: mbrooks@brooksea.com  
Subject: RE: Grandview Rd Adjacent Prop Owner List

---

Thank you very much, Mark.

Terrey Dolan

-----Original Message-----

From: mbrooks@brooksea.com  
Sent: Monday, January 4, 2021 10:57am  
To: tdolan@madisoncountync.gov  
Subject: Grandview Rd Adjacent

Terry -  
Here you are, let me know if anything else is needed.

Mark C. Brooks, P.E.  
Brooks Engineering Associates, P.A.  
17 Arlington Street  
Asheville, NC 28801  
(828)232-4700



Date: Tue, 6 Apr 2021 08:15:52 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: FW: Re: Concern about Grandview Road Campground

---

Good morning...

FYI, just wanted you to see this exchange from yesterday, in regards to the Grandview Campground...albeit, the gentleman referred to us as "Marshall County"...

T.

-----Original Message-----

From: "Roar Ramesh Bjonnes"  
Sent: Monday, April 5, 2021 6:00pm  
To: "tdolan@madisoncountync.gov"  
Subject: Re: Concern about Grandview Road Campground

Dear Mr. Dolan,  
thank you so much for your prompt response. This is very much appreciated. Also, thank you for your further updates on the situation.

One point not mentioned in my previous email is the very likelihood that property values will go down with such a development. Reduced property values are neither positive for the homeowners--most of whom will have most of their hard-earned wealth invested in their property--nor for **Marshall county** which depends to a great extent on income for its salaries and community services from property taxes. All in all, I do not think this is a wise direction to move in for this community, nor the county as a whole.

Thanks again for listening.

Best wishes,  
Roar Bjonnes

On Mon, Apr 5, 2021 at 4:00 PM [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:

Mr. Bjonnes,

Thank you for your written comments.

To update, (and hopefully correct the record), only a 17 acre portion of the **overall 55 acre property** (that happens to straddle both sides of Grandview Road) has been submitted for an application to obtain a **Special Use Permit**, to allow for and provide for a group campground on **Residential/Agricultural ("R/A") Zone land**.

I realize there is "word on the street" to potentially build a music venue of some form, on the remaining +/- 38 acres of land, situated across the road from the campground.

As I have spoken to many of the surrounding property owners over the last 3-4 months.

However, it is important to note that Madison County has *only* rec'd the application for the 17 acre campground, to date.

In fact, the **Grandview Campground Applicant's** scheduled April 20th public hearing has been requested (by the applicant) to be pushed back **until May 18th**, in order to go before the **Madison County Planning Board** for the required **Special Use Permit**.

The public hearing shall be held in the Madison County High Scholl Gymnasium (due to the expected crowd size). if the applicant choses to go forward with the project.

They have not yet provided my office with all of the required plans I have request of the applicant.

Hope this clarifies some of the story for you.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Roar Ramesh Bjonnes" <[rbjonnes108@gmail.com](mailto:rbjonnes108@gmail.com)>  
Sent: Monday, April 5, 2021 3:12pm  
To: [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)  
Subject: Concern about Grandview Road Campground

Dear Terrence Dolan,

I have come to learn of the plans to develop a campground facility and music venue on Grandview Road in Marshall.

As a neighbor, I live on 141 Katuah Drive (off of South Panhandle and Catawba Rd), which is directly "upstream" from the noise that would be generated from an eventual music venue. And so does another six or seven neighboring houses.

Since I drive to Weaverville and Asheville nearly every day on Grandview, I am also concerned about the increased traffic this plan will generate. But most of all, I am concerned for the immediate neighbors to this venue. I have talked to them, and they are devastated about the prospect of such a plan and the traffic, noise, light pollution, and extra trash such a development will cause. It will destroy this peaceful community forever. We are not against more housing per se, but we do not support this kind of development.

Thank you for your time.

As a public servant, I hope you will do the right thing.

Best wishes,

Roar Bjonnes

---

Date: Mon, 18 Jan 2021 15:35:16 -0500  
From: tdolan@madisoncountync.gov  
To: Clifton Williams <cwilliams@asklawnc.com>  
Subject: RE: 777 Grandview Project

---

Mr. Williams,  
Good afternoon.

I had hoped that the applicants for your project would have informed and updated you, and I am sorry if they have not, to date.

For your information, the Madison County Planning Board hearing previously posted for tomorrow evening, January 19th, has been postponed indefinitely. The announcement of the postponement was posted on the County's website last Wednesday afternoon.

Based on the anticipated crowd size for all interested parties, the mandated Covid Protocols, and the nature of the Courthouse not being able to physically support the Agenda's interest, it has to be researched (and reconsidered) as to where and when the current agenda shall be heard by the Planning Board.

I alerted the applicants last Wednesday of the difficult decision for the need to delay the Public Hearings, for the three applications the Planning Board was to consider.

If you have any further questions, I welcome you to reach out to me on my office cell (today) at 828-206-4573.

Best Regards,  
Terrey Dolan

On Jan 18, 2021 2:32 PM, Clifton Williams wrote:

Mr. Dolan:

Following up, checking to see if notices/reports have been prepared, and whether you needed to revise the hearing (per your message). Are we still a go for tomorrow evening? Copied is my law partner, Derek Allen, as well.

Sincerely,

Clifton



**Clifton Williams**

*Attorney*

**Allen Stahl + Kilbourne**

**20 Town Mountain Road**

**Suite 100**

**Asheville, NC 28801**

828.575.5242 Direct

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[www.asklawnc.com](http://www.asklawnc.com)

[cwilliams@asklawnc.com](mailto:cwilliams@asklawnc.com)

**From:** tdolan@madisoncountync.gov  
**Sent:** Tuesday, January 12, 2021 9:46 AM  
**To:** Clifton Williams  
**Subject:** RE: 777 Grandview Project

Mr. Williams,

Understood. I shall include you (as the applicant's counsel) in any future actions or correspondences. related to the project.

My plan is to reach out to all three (Planning Board) "Special Use Permit" applications' teams tomorrow early.

With possible *Covid Protocols* , awaiting implementation, there "may" be some public hearing revisions I shall need to discuss with the applicants. I do not have any further specifics to share at this hour, however.

I shall be in touch.

Terrey Dolan

-----Original Message-----

From: "Clifton Williams" <[cwilliams@asklawnc.com](mailto:cwilliams@asklawnc.com)>  
Sent: Tuesday, January 12, 2021 9:27am  
To: " [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) " <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>  
Subject: 777 Grandview Project

Mr. Dolan:

We are working with an applicant who submitted an application for a special use permit for property at 777 Grandview in Madison County. I've learned that the applicant is on the Planning Board schedule for 1/19/21. Can you please send any staff reports and notices (Meeting notice, notices to adjoining landowners, etc) that have been or will be generated for that meeting/project?

Sincerely,





**Clifton Williams**

*Attorney*

**Allen Stahl + Kilbourne**

**20 Town Mountain Road**

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[https://link.edgepilot.com/s/15aa7e34/byfZDH8dEESsonQBcw7ijA?  
u=http://www.asklawnc.com/](https://link.edgepilot.com/s/15aa7e34/byfZDH8dEESsonQBcw7ijA?u=http://www.asklawnc.com/)

[cwilliams@asklawnc.com](mailto:cwilliams@asklawnc.com)

Links contained in this email have been replaced. If you click on a link in the email above the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

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Date: Mon, 4 Jan 2021 13:54:37 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Sylvia Riddle <sshelton@madisoncountync.gov>  
Subject: Grandview and Alaya Campground Contacts (i.e. the Project Managers)

---

**Grandview Group Campground**

**Mark C. Brooks, P.E.**  
**Brooks Engineering Associates, P.A.**  
**17 Arlington Street**  
**Asheville, NC 28801**  
**(828)232-4700**

**Alaya (aka Blackwell Road) Campground**

**W arren M. Sugg, PE, LEED AP**  
**Civil Design Concepts, P.A.**  
**Office locations: 168 Patton Avenue Asheville, NC 28801**  
**Mailing address: P.O. Box 5432 Asheville, NC 28813**

---

Date: Sun, 24 Jan 2021 16:24:15 -0500  
From: tdolan@madisoncountync.gov  
To: Eileen Klope <eaklope@yahoo.com>  
Subject: Re: Special Use Permit for 777 Grandview Road

---

Ms. Klope,

Thank you.

Do you happen to know the attorney for the Grandview Project, Mr. Derek Allen?

Unless I have you confused with another nearby resident, he told me earlier this past week that he had known you for years, and going to reach out in a possible effort to have a "neighborhood orientation" of some form.

Thank you,  
Terrey Dolan

On Jan 24, 2021 10:13 AM, Eileen Klope wrote:

Good morning.

Mr. Dolan,  
I understand that a number of letters were hand delivered to you, one of which was from me. I am attaching a copy as backup.

I'd also like to add another deep concern: After looking out very early yesterday morning, I realized that our view of the clear sky with the brightly shining stars would also be in jeopardy, due to light pollution, if the Special Use Permit for 777 Grandview Road were to be approved. This makes me sad as there aren't many places left where we can enjoy nature's wonders.

I sincerely hope the Planning and Zoning Board does not grant the Special Use Permit.

Regards, Eileen Klope

---

Date: Tue, 26 Jan 2021 10:00:54 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: dja@asklawnc.com  
Subject: FW: Opposition Letters to the Grandview Campground Project

---

Mr. Allen

A couple of more *letters of opposition* to the Grandview Proposal have been e-mailed to my attention over the past two weeks.

FYI...Best Regards,

Terrey Dolan

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Attachment: null [text/html]

Attachment: null [text/html]

Date: Wed, 20 Jan 2021 12:27:25 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Danny Allen <dallen@madisoncountync.gov>  
Subject: Status

---

Hi...how are you?

Just learned (from speaking with him), that Derek Allen is the land use attorney **for both** Grandview and Alaya!

He feels there is a (new) North Carolina Superior Court Judge's ruling (in Asheville), that may allow for alternative processes, in order to go forward (in lieu of in-person testimony) for Local Govt. Public Hearings.

I asked him to call Donny Laws, who he says he knows, to discuss his position further.

Did you need anything in particular?

FYI, I am meeting that fellow, Andy Turner, tomorrow morning in our office, about his +/-30 acre potential cabin site, along **Upper Shut-in Road, out past Hot Springs...**

Would you possibly be in the office at 9:30 AM tomorrow by any chance, when he comes in ?

Working from home through today.....Can we discuss that U.S. Cellular e-mail tomorrow? I wanted to get your input prior to calling him back.

Call me with any needs. Thanks.

Terrey

---

Date: Mon, 4 Jan 2021 13:54:37 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Sylvia Riddle <sshelton@madisoncountync.gov>  
Subject: Grandview and Alaya Campground Contacts (i.e. the Project Managers)

---

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**Mark C. Brooks, P.E.**  
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**Civil Design Concepts, P.A.**  
**Office locations: 168 Patton Avenue Asheville, NC 28801**  
**Mailing address: P.O. Box 5432 Asheville, NC 28813**

---

Date: Mon, 4 Jan 2021 14:34:16 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Sylvia Riddle <sshelton@madisoncountync.gov>  
Subject: Property Ownership for January 19th Planning Board Mtg.

---

**1) Grandview Campgrounds**

**Whit Oliver**  
c/o CG Manager, LLC  
47 Shadwell St  
Greenville, SC 29607

**2) Alaya Retreat**

**Charles Alexander**  
c/o Alaya Retreats, LLC  
7 S. 2nd Street, Apt #5  
Wilmington, NC 28401

**3) Paint Rock Farm**

**William Dickerson and Chris Nelson**  
c/o Sadhana, LLC  
29 Eastshore Drive  
Asheville, NC 28805

---

Date: Tue, 19 Jan 2021 07:13:09 -0500  
From: tdolan@madisoncountync.gov  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Re: Special Use Permit: Grand View Group Campground

---

Please ring me for a moment, when you can.

I am at home waiting on the snow plow, which is now done by Orville English's son, Andy....nice young man.

On either cell.

Thanks,  
Terrey

On Jan 18, 2021 11:35 PM, Norris Gentry wrote:

Good evening Kristy. Thank you for reaching out. Take care and stay safe.

Sent from my iPhone

On Jan 18, 2021, at 9:01 PM, Kristy Moeller via BOC wrote:

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 65 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUO, Special para 8.5.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D Moeller  
CH (COL-Ret), USA  
198 Hidden Pond Hollow  
Alexander, NC 28701

---

Date: Wed, 24 Feb 2021 10:03:43 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: amandagrode@gmail.com  
Subject: Grandview Project Proposal Plan Set

---

Ms. Grode,

Hope this Plan Set for the Grandview Road Campground successfully opens for you.  
To review, this project is tentatively scheduled to be the only project under consideration at the upcoming April 20th Madison County Planning Board Mtg.  
Again, the public hearing shall be for the approval by the Board of a " **Special Use Permit**", under property's current Residential/Agricultural" (R/A) Zoning.  
Hope this helps you.  
Best Regard,  
Terrey Dolan

---



Date: Tue, 1 Dec 2020 15:46:54 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Danny Allen <dallen@madisoncountync.gov>  
Subject: FW: 777 Grandview Glamping project

---

Danny, please ring me if you have a moment...so I can call this fellow back.

Terrey

-----Original Message-----

From: "John Lapins"

Sent: Tuesday, December 1, 2020 11:11am

To: "tdolan@madisoncountync.gov"

Cc: "Whit Oliver"

Subject: 777 Grandview Glamping project

Good Morning Terry. I hear you are snowed in today but I hope you are enjoying your morning wherever you are located. Also, congratulations on starting a new position with Madison County.

We are looking at a 50 acre property at 777 Grandview (southern portion of Madison County) for a "glamping" campground operation and I wanted to reach out to give you an overview and get your thoughts on a few items. We will be submitting for site plan approval (special permit) over the next couple months but are starting site layouts and budgeting now. The initial phase is focused on 25 platform tents - 15 with full bathrooms inside & 10 using common bathrooms - with a simple common building for those shower rooms, service areas, check in and guest gathering space.

I am investigating incinerator toilets in particular with respect to designing our septic system and have been in touch with Trish Angoli (NC state engineer for the Asheville region) who is supportive but suggested I reach out to our local building department to ensure the fixture is acceptable. I have provided a link to a couple units below - If you are not familiar, they are quite simple as they use no water/produce no (piped) waste. They simply incinerate deposits (solid and/or liquid) down to simple ashes which are easily removed/disposed. The system is vented as you can see. We would utilize the electric model. As such, we would not have any "black" water but rather a "gray" water system at reduced volume to deal with.

Incinerator toilets:

[https://inspectapedia.com/septic/Incinerating\\_Toilet\\_Incinolet.php](https://inspectapedia.com/septic/Incinerating_Toilet_Incinolet.php)

<https://incineratingtoilets.com/us/product/cinderella-classic-with-vent-kit/>

If you might have a moment this week for a call, I would appreciate it. Let me know what works best for you or my partner and I will be up in the area (we live in Greenville SC) tomorrow if you happen to have a moment. We could present the project and then talk about some details like the toilets or tent permitting (temp structures?).

Let me know when we can connect by phone or in person (tomorrow).

Thank you and enjoy your day.

---

Date: Mon, 14 Dec 2020 09:07:51 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: dallen@madisoncountync.com  
Subject: Today...

---

-----Original Message-----

From: "tdolan@madisoncountync.gov"  
Sent: Monday, December 14, 2020 9:01am  
To: dallen@madisoncountync.gov  
Subject: RE: Today...

Danny,

This e-mail sent earlier to you got rejected ....again, due to me attempting to give you a third "l" in your last name! !

Evan in IT asked me to try to resend it to you.

Please confirm when you do manage to receive it.

Thanks,

Terrey

-----Original Message-----

From: "tdolan@madisoncountync.gov"  
Sent: Monday, December 14, 2020 8:22am  
To: dallen@madisoncountync.gov  
Cc: "Norris Gentry"  
Subject: Today...

Mornin', Danny

It feels as though it is about to snow up here, and the forecast is trying to agree with me, (for this elevation!!.....)

That being said, I've got enough work with me to keep me busy from here, TODAY.

I want to try to get a couple of in-house **Consultant/Owner/Developer Meetings** done this week.

- .....one with John Lampins (Grandview Ave Site)
- one with Warren Sugg (Alaya Project).....
- and perhaps one with Chris Nelson (Paint Rock Farm) too.

Is there a better day than others for you to be there for these meetings?

I "may" want to have Stuart Bass sit in, as well.

All of these projects appear to be pent up, and seem to be hoping for a **January Planning Board** position.

I also wish to have a sit down with you this week to review any further needs for the list of **Records Requests**, as we discussed.

Thoughts?

Thanks,  
Terrey

---

Date: Wed, 13 Jan 2021 13:48:33 -0500  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Re: Need for Immediate County Website Placement

---

No worries...had a long "heart to heart" chat with the Grandview Road Campground Applicant. He said he half-felt this coming!

He appreciated my candor.  
I'll fill you in later.

Terrey

Terrence S. Dolan  
Director of Planning & Zoning  
Madison County  
Office Cell: 828-206-4573

On Jan 13, 2021 1:35 PM, Norris Gentry wrote:  
Thanks Terrey☐

Sent from my iPhone

On Jan 13, 2021, at 1:33 PM, tdolan@madisoncountync.gov wrote:

Hello Jamie,

Attached you shall find a brief announcement that notifies the County Website public readers of a necessary postponement of next Tuesday's Planning Board Mtg, (January 19th at 6:30 PM, Madison County Courthouse) until further notice.

Please kindly place this Announcement on the County Website, as soon as you are able.

Please call my cell with any questions.

Thank you for your help,

Terrey Dolan

<\_1-19-21 announcement.docx='announcement.docx' postponement='postponement'  
mtg='mtg' bd='bd' planning='planning'/>

---

Date: Fri, 5 Feb 2021 12:58:18 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Britt Lee <britt563@yahoo.com>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

---

Hello Britt,

Yes! Somewhat surprisingly, Madison County **is not closed for President's Day!**

I can meet , say at **11:00 AM on Monday, February 15th, here at our offices**, if that works for you?  
Do you have the location?  
Please RSVP.

Thanks,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Friday, February 5, 2021 12:12pm  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee" , "Christopher Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!

Thank you for responding, and for the information!

1) Not sure if you are closed for Feb. 15th holiday but if not, we could meet anytime that day. We also have the afternoon of the 16th and 17th open as well, anytime let's say 2:30pm and onward. Would any of these times work for you?

2) Great information to have! And yes, I agree, in speaking to many of the community who have an interest in this proposal, I do know a fair amount of them do not have zoom meeting capabilities, including some of the adjoining property owners.

Thank you!

Britt

On Friday, February 5, 2021, 11:56:27 AM EST, tdolan@madisoncountync.gov wrote:

1) Just let me know when you' like to meet, and I'll double check my calendar.

2) Secondly, the county is on an "**Indefinite Hold**" due to the need to ensure Covid Protocols are met, and until we can get a better understanding on how to proceed with "Public Hearings" where folks are not actually in person, if that is at all appropriate.

FYI, some very recent judges' rulings, ( but not yet in our Superior Court District, to my knowledge ) have allowed for Zoom Public Input. Unfortunately, this county seems to be (unfairly) lacking in the ability to ensure everyone has a fair chance to provide their input, via the lack of internet connection, etc.

That being said, there shall be no further Madison County Planning Board, or Board of Adjustment, Public Hearings scheduled until we can confidently, safely and fairly provide the public with their opportunity to express their opinions on projects seeking their required approvals form these two Boards.

Look forward to hearing back from you.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Friday, February 5, 2021 11:05am  
To: "tdolan@madisoncountync.gov"  
Cc: "Sylvia Riddle" , "Christopher Lee" , "Britt Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,

I hope you have had a great week!

I'm following up on a possible appointment to me, however in the meantime can you please provide me with any update you may

have on whether the Feb 16th Public Hearing to review the 777 Grandview project will take place?

Thank you!

Britt

On Monday, January 25, 2021, 08:06:38 AM EST, Britt Lee wrote:

Hi Terrey,

Kindly following up on this. Could we possibly schedule an hour with you this week, perhaps, so we can go through some concerns we have, and hopefully you can answer some questions for us?

We would greatly appreciate it!

Thank you,

Britt Lee

On Wednesday, January 20, 2021, 04:50:28 PM EST, Britt Lee wrote:

Hi Terrey!

I left the documents today with Sylvia for you to receive when you return to the office.

Also, Christopher and I would like to set up an appt with you to go through some questions that we have in relation to our own adjoining property with this proposed plan. We've been reviewing the Land Ordinance language and want to ensure we understand the special permit language versus how the layout of the plans for the campground facility we've seen. I think this would be easier if we could do in person so we can look at the plans together? Please let us know when you might have some time available in the next few business days. We would greatly appreciate it!

Thank you,

Britt Lee

On Tuesday, January 19, 2021, 02:35:38 PM EST, tdolan@madisoncountync.gov wrote:

That shall be fine.

Thank you,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Tuesday, January 19, 2021 2:33pm

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee" , "Christopher Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Thanks, Terrey! You must have gotten much more snow than we did!

I'll plan to drop them off tomorrow with Ms. Shelton. I have roughly 37 letters that neighbors have entrusted me to deliver, as well as my own, opposing Grandview Group Campground. I'll likely follow up in a more official email. :-)

Thanks,

Britt

On Tuesday, January 19, 2021, 02:06:28 PM EST, tdolan@madisoncountync.gov wrote:

I am working from my home up near the southern portion of Wolf Laurel today (attempting to dig out, still!)

I am not confident of being in the office tomorrow AM.

That being said, you may easily drop off any & all collected letters, and hand them to Ms. Sylvia Shelton, our Office Manager tomorrow, when it is convenient for you to do so.

The office address is 5707 US Hwy 25/70, in Suite 5, (Marshall, NC 28753).....my office is down the long hallway on the right, across the hall from the Tax Dept.

A hallway sign says Building Dept, as well as Planning & Zoning.

Hope this helps.

Terrey Dolan

On Jan 19, 2021 1:10 PM, Britt Lee wrote:

Hi Terrey,

Due to the amount of signed letters that I'm receiving from my neighbors, it would be easier for me to hand deliver these directly to you instead of mailing. Can you please let me know if I need to make an appt for this?

Thanks,

Britt Lee

On Wednesday, January 13, 2021, 04:26:46 PM EST, Britt Lee wrote:

Thank you, Terrey! (FYI, the website indicates Jan. 19, 2020, not 2021.) This is good news for us, as we do need to speak to this. For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns.

I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,

Britt

On Wednesday, January 13, 2021, 02:43:48 PM EST, tdolan@madisoncountync.gov wrote:  
Please review the county website in a couple of hours.

In short, the Planning Board Mtg, (and the public hearings) have been postponed until further notice. Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd. Hope this answers your questions for the time being.  
Terrey Dolan

On Jan 13, 2021 2:01 PM, Britt Lee wrote:

Hi Terrey,

I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.

We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream.

Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?

Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

Kind regards,

Brittany Lee

828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee wrote:

Hi Terry!

Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.

We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

Thank you,

Brittany

On Monday, January 11, 2021, 03:31:01 PM EST, tdolan@madisoncountync.gov wrote:

First of all, thank you for your comments and input, as well as your available information about the past campground site proposed by Mr. Shawn Hutchens.

Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's **Jan. 19th Mtg**.

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,

Thank you for your time this morning!

For the minutes/information regarding the 2017 case as discussed -

The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.

We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors. If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well. Thank you for your time! I look forward to hearing back from you!

Kind regards,  
Brittany Lee  
351 Hidden Pond Hollow  
Alexander, NC 28701  
828-702-4993

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Thank you,  
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-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

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Alexander, NC 28701

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Terrey Dolan

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Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

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Thank you for your time! I look forward to hearing back from you!  
Kind regards,  
Brittany Lee  
351 Hidden Pond Hollow  
Alexander, NC 28701  
828-702-4993

---

Date: Thu, 11 Feb 2021 09:25:58 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: "Derek J. Allen" <dja@asklawnc.com>  
Cc: Norris Gentry <ngentry@madisoncountync.gov>, Danny Allen <dallen@madisoncountync.gov>  
Subject: RE: BOA hearings

---

Good morning, Derek.

Yes, there has been continual talk internally, about how to proceed in the " *Days of Covid* ", with future public hearings, in-person vs Zoom-style participation, etc!.

But let me first be clear, the three projects were not on a "BOA" (Board of Adjustments) Agenda. The three projects are/(were) on the scheduled and legally-noticed Jan. 19th Planning Board Agenda, to go forward with " **Special Use Permit**" requests (Under their " **Residential/Agricultural** " Zoning)

My goal at this time is to proceed with the first applicant, (and existing) " *Paint Rock Farm Campground and Event Center* " up past Hot Springs, which already has their **Special Use Permit (Feb. 2017)** , but have proposed a significant expansion of their facilities.

They will be proceeding, seeking a **Special Use Permit Amendment., from the Madison County Planning Board.**

There have been **zero** questions, calls of inquiry to my office, nor any opposition to this particular project as proposed.

We are considering this agenda item "could" potentially be married up with one of the other two projects for an upcoming Planning Board Hearing; most likely Alaya due to its earlier submittal date (than Grandview).

As a note of explanation, we have collectively decided to not have both of these other two campground project, ( Alaya and Grandview ) , heard at the same Planning Board Meeting. Both projects have drawn so much interest from the neighboring communities. It has been all (strongly) negative, as we have discussed, and we simply can not possibly accommodate the expected general public crowd, in any county facility.

We "may" consider the use of the *Ag Extension Office* for the next several Planning Board (and Board of Adjustments) hearings, due to the larger size of the facility.

FYI, we are actually considering the use of semi-outdoor facilities (at the County Fairgrounds) for future hearings as well. But this will not be entertained as a viable idea until Spring Weather comes in. Obviously, we are still working on site logistics.

I understand from Warren Sugg (Alaya Engineer) that the Alaya applicant is attempting to host a **Sat. (2/13) quasi-Town Hall Mtg.** in an effort to have some community out-reach regarding their project proposal.

I shall await the result of that meeting this coming Saturday, if it does occur.

As we discussed, this project has all negative commentary coming into my office, and I expect it to generate a *medium-sized* contingency to show up for any future Planning Board Hearing.

However, the largest amount of vocal and written criticism is in regards to the Grandview Campground project. I truly expect in excess of 50 folks showing up in opposition to this project, based on the amount of both written and verbal comments my office has received, to date!

I shall bundle up the latest batch of Grandview comment letters, and forward them to the applicant as soon as I can. I am still averaging 2-3 letters a week in full opposition to the project, as currently proposed..

I shall be in touch as soon as we have made any final decisions regarding spaces to hold future public hearings.

I have not heard of any considered revisions to either projects' site plans, to date. If you hear of any changes, please advise your respective clients to reach out to me as soon as possible.

Best Regards,

Terrey Dolan

-----Original Message-----

From: "Derek J. Allen"  
Sent: Wednesday, February 10, 2021 8:50pm  
To: "tdolan@madisoncountync.gov"  
Cc: "Clifton Williams" , "July Laban"  
Subject: BOA hearings

Good evening, Terrey. Have you had any further discussion about when and how the BOA hearing will be held? I plan to call Donny tomorrow to discuss logistics, but didn't want to be duplicative if you have already had those discussions.

FYI - for both Grandview and Alaya, we are moving along with neighbor meetings (both individually and in groups).

Thanks!

Derek



**Derek J. Allen**

*Partner*

**Allen Stahl + Kilbourne**

**20 Town Mountain Road**

**Suite 100**

**Asheville, NC 28801**

828.412.4026 Direct

828.254.4778 Main

336.339.9993 Mobile

828.254.6646 Fax

[www.asklawnc.com](http://www.asklawnc.com)

[dja@asklawnc.com](mailto:dja@asklawnc.com)

---

Date: Tue, 23 Feb 2021 11:51:36 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Clifton Williams <cwilliams@asklawnc.com>  
Subject: RE: Request for 2017 application material for SUP application - Hutchins

---

Clifton, will you please show me where a "2017 SUP" was referenced?  
Being I was not here then, I'm not sure what the reference is all about.

Thanks,  
Terrey Dolan

-----Original Message-----

From: "Clifton Williams"  
Sent: Tuesday, February 23, 2021 10:54am  
To: "tdolan@madisoncountync.gov"  
Cc: "Derek J. Allen"  
Subject: Request for 2017 application material for SUP application - Hutchins

Mr. Dolan:

Derek Allen asked that I follow up with you to request some information referenced in recent messages that you forwarded to Derek. In the message string from and including Britt Lee, there is a reference to a 2017 application requesting an SUP for a campground development (submitted by a Mr. Hutchins).

If you found that application information, could you please send a copy along to us? Also, will this email suffice or do you need a formal public records request?

Thanks for your help.

Sincerely,



**Clifton Williams**  
*Attorney*  
**Allen Stahl + Kilbourne**  
**20 Town Mountain Road**  
**Suite 100**  
**Asheville, NC 28801**  
828.575.5242 Direct  
828.254.4778 Main  
919.349.2248 Mobile  
828.254.6646 Fax  
[www.asklawnc.com](http://www.asklawnc.com)  
[cwilliams@asklawnc.com](mailto:cwilliams@asklawnc.com)

---

Date: Tue, 19 Jan 2021 15:58:55 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Terrence Dolan <tdolan@madisoncountync.gov>  
Subject: FW: Re: Special Use Permit: Grand View Group Campground

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On Jan 18, 2021, at 9:01 PM, Kristy Moeller via BOC wrote:

Good evening, gentlemen:

The purpose of my email is to lodge my formal opposition to the development of the "Grandview Road Group Campground."

First, a brief introduction: I am an 29 year Army retiree who chose to reside in Madison County. After almost 30 years of military service, I searched for a rural environment that offered a quiet retirement and one that was not overly populated. Madison County possesses the rolling hills, tranquility and population I desired.

An aerial view of my neighborhood easily shows that a "Group Campground" proposing 65 tent sites, 5 cabins, and a 3,000 square ft club house is incongruent with our quality of life and certainly not "in harmony" (LUO, Special para 8.5.3.C.4.) with our residential area.

A campground that has the capacity to house 2 people per tent site, not counting the 5 cabins, equates to 130 people living on 17 acres. Imagine the traffic, noise and light pollution from such a group of transient visitors.

Such a transient group does not invest similarly in our community as full-time homeowners. As a full-time homeowner, I pay over \$2,200 a year in property tax, support local businesses in Marshall and commit to fiscally supporting my county.

I implore you to deny the request for a special use permit for this proposed Group Campground that is zoned residential-agricultural and protect the principal use of the land - a low-density residential and agricultural neighborhood. Please update ordinances to protect your homeowners.

Respectfully Submitted,

Kristina D Moeller  
CH (COL-Ret), USA  
198 Hidden Pond Hollow  
Alexander, NC 28701

---

Date: Thu, 18 Feb 2021 14:09:08 -0500  
From: Terrence Dolan <tdolan@madisoncountync.gov>  
To: "Derek J. Allen" <dja@asklawnc.com>  
Cc: dallen@madisoncountync.gov, nentry@madisoncountync.gov, wsugg@cdcgo.com, mbrooks@brooksea.com  
Subject: Re: Alaya and Grandview Projects-Upcoming Madison County Planning Bd Hearing Scheduling

---

Hi Derek...just wanted to make certain that you got my earlier voicemail this morning.

Paint Rock Farm's "Special Use Permit (Amendment)", and Alaya Retreat's Request for a "Special Use Permit" shall go before the Madison County Planning Board at the Regularly Scheduled March 16th Mtg, at 6:30 PM at the NC Cooperative Extension Service Center Office at 6:30 PM.

Note: Alaya Retreat shall be second on the 3/16 Agenda, after the Paint Rock Farm project.

Then, on Tuesday, April 20th, the Grandview Campground shall be the sole agenda item for the April Planning Bd. Mtg.  
(Same place, same start time at 6:30 PM.)

At both meetings, Covid Protocols shall be strictly adhered to, in terms of seating arrangements, distancing, mandatory facial masks, etc.

Electronic posting ability for any project graphics (to a large screen) is available at the Cooperative Center Conf. Room.  
Please reach out to me with any questions.

Published Legal Notices have been requested through "The News Record" (Weekly Paper for Madison County), starting on 2/24 and published again on 3/3, in fulfillment of the required "14 Day Notice" requirements.

Thank you,

Terrey Dolan

On Feb 18, 2021 10:14 AM, "Derek J. Allen" wrote:

Morning, Terrey! On the Grandview SUP project, if you think it makes sense, we'd be open to a specially set meeting with just the Grandview project on it. My guys are (understandably) eager to get it heard as soon as possible.

Thank you,

Derek



**Derek J. Allen**

*Partner*

**Allen Stahl + Kilbourne**

**20 Town Mountain Road**

**Suite 100**

**Asheville, NC 28801**

828.412.4026 Direct

828.254.4778 Main

336.339.9993 Mobile

828.254.6646 Fax

[www.asklawnc.com](http://www.asklawnc.com)

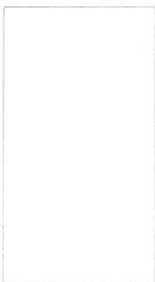
[dja@asklawnc.com](mailto:dja@asklawnc.com)

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[dja@asklawnc.com](mailto:dja@asklawnc.com)

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Thank you,

Derek





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[www.asklawnc.com](http://www.asklawnc.com)

[dja@asklawnc.com](mailto:dja@asklawnc.com)

---

Date: Wed, 20 Jan 2021 07:26:15 -0500  
From: tdolan@madisoncountync.gov  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: RE: Derek Allen-attorney representing the Grandview Campground Applicant

---

Understood.  
I shall fill you in later.  
Be safe.

Terrey

On Jan 20, 2021 7:24 AM, Norris Gentry wrote:

**Good Morning Terrey. I am unavailable today. I am working the Vaccination Clinic at the Fair Grounds. Mr. Allen's offer to share what has been "approved" in Buncombe as "an alternative" is certainly a worthy conversation. We will certainly entertain workable options during this current environment. Take care and stay safe. Talk tomorrow anytime. Have a Great Day.**

**From:** tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
**Sent:** Wednesday, January 20, 2021 7:13 AM  
**To:** Norris Gentry  
**Subject:** Derek Allen-attorney representing the Grandview Campground Applicant

Norris, good morning!

I wanted to share what Derek Allen shared in regards to this client, Grandview Campground. I was not sure if you got cc'd or not on his response yesterday evening.

Mr. Allen and I are going to have a 10:30 AM call this morning.

I may just "buy some time" prior to attempting an escape off this hill,, and take his call first, prior to coming in.

Thoughts on the call?

Do you wish to be patched in, by any chance?

Terrey

On Jan 19, 2021 5:21 PM, "Derek J. Allen" wrote:

Thank you, Terrey. Do you have some time to discuss this week? Two things, I'd like to discuss:

First, I have had a number of opportunities to engage with local government bodies during COVID times and work out through our NC court system safe alternatives to "fully in-person" meetings. I am happy to share with you the COVID-safe protocols that were recently approved by a Superior Court Judge in a Buncombe County case considering how quasi-judicial hearings should be held during this time. Namely, the process is designed to afford due process for participants, and safety for all.

Second, I know the head of this opposition group well (we've been friends for years). Once I found out there was opposition, and who it was, I reached out to her for a meeting. I was able to speak with her late last week at length. She (and they) had a very, very different idea of what was being proposed. She was comforted and relieved to hear the actual vision and proposal. To that end, we

are lining up a meeting to walk the property and a follow up Zoom with all interested parties.

I have good availability tomorrow, Thursday, and Friday, and can work around your schedule. Let me know your availability.

I look forward to working with you,

Derek

**Derek J. Allen**

**ALLEN STAHL + KILBOURNE**

828.412.4026 Direct

336.339.9993 Mobile

<https://link.edgepilot.co>

---

Date: Mon, 11 Jan 2021 15:23:22 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Cindi Moore <calicindi53@gmail.com>  
Subject: RE: Grandview Camp Grounds

---

Ms. Moore,

First of all, thank you for your comments and input.

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions to the January 19th Hearing process, date, time, etc.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Cindi Moore"  
Sent: Monday, January 11, 2021 3:07pm  
To: tdolan@madisoncountync.gov  
Subject: Grandview Camp Grounds

**I live at 34 Kelly Fields Drive, off of Grandview. I am totally and completely against putting in a campground. Aside from traffic issues, I have a concern for the safety of myself and my neighbors and for our property value! Please don't do this. It serves no purpose.**

Thank you ,

Cindi Moore  
34 Kelly Fields Dr  
Alexander, NC 28701  
704-796-2745

---

Date: Wed, 24 Feb 2021 03:36:46 -0500  
From: Terrence Dolan <tdolan@madisoncountync.gov>  
To: Amanda Grode <amandagrode@gmail.com>  
Subject: Re: 777 Grandview Rd.

---

Good evening,, or Good morning...

I shall send, via e-mail, to you the only master site plan that was received, back in early December.

That is the only official submittal application we have, to date.

I have informed Mrs. Lee, the other day, that the tentative Planning Board public hearing date has now been established for Tuesday, April 20, at 6:30 PM, (to be held in the largest available conference room in the county) at the NC Cooperative Extension Service Center, up by the County Fairgrounds.

Grandview Campgrounds shall likely be the Planning Board's only agenda item for the evening, as I attempt to balance public input,, while minimizing excess crowd, to maintain Covid Protocols.

I have discussed the potential with Mrs. Lee to have "designated speakers" at the hearing, if some individuals do not wish to attend the hearing, or get up in public, to speak.

Please use my cell to leave me any messages, 828-206-4573.

Thank you,  
Terrey Dolan

On Feb 23, 2021 7:00 PM, Amanda Grode wrote:

Dear Mr. Dolan,

My name is Amanda Little. You may recognize my name from my letters about the proposed "glamping" site for 777 Grandview Rd. in Alexander. As you're probably aware, the developers for this site intend to get in touch with those of us in the community and discuss the situation further. My neighbor Britt Lee has done a fantastic job communicating these concerns already. None of the responses from the developers thus far have alleviated my or my husband's concerns.

My understanding is that the only plan the developers are bound to is the one they submit to the county. Is this true? If so, how do I go about getting a copy of the plan as it currently stands? I want to see what the plan actually is so I will know if they have taken into account any of the concerns that have been communicated over the past few months. Although my neighbors are free to make their own decisions, I do not think it is worth my time to discuss this situation further with people who have not bothered to officially address the issues that have already been discussed.

Thank you,  
Amanda

---

Date: Thu, 18 Mar 2021 09:02:03 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Kelley Klope <hi.itskelley@yahoo.com>  
Cc: Danny Allen <dallen@madisoncountync.gov>  
Subject: RE: Public Hearing

---

Good morning..

...This is to confirm your e-mail has been rec'd.

FYI, Danny Allen, our Building and Inspections Director for Madison County wants to discuss a few fire related issues with you, at your convenience. He is copied on this e-mail.

Thank you,  
Terrey

-----Original Message-----

From: "Kelley Klope"  
Sent: Wednesday, March 17, 2021 1:30pm  
To: "Terrey Dolan"  
Subject: Public Hearing

Terrey,

It was nice to finally meet you face to face. I do not envy your position, especially right now, but I am sure you understand how critical your position is to the future of our communities. I am sure I am not alone when I express to you that I was very stressed last night and slept very little. I attended last night's meeting to better understand how these meetings are run, how the process works, and what to expect when I attend a meeting to speak on April 20th regarding the proposed project near my home at 777 Grandview Rd. The best word I have to describe last night is shock. I quickly witnessed developers and attorneys, civil engineers and experts in other fields basically bully the board. It was very apparent many board members were uncomfortable with information being pushed at them while the attorney recited legal jargon that they must follow. Board members seemed unsure legally how to run the meeting and how to handle actual public feedback. This is very unfortunate since it is the people who live here who need to be heard in order to preserve Madison County property.

Terrey, I have a request. I do not know the process to do this, or who makes this decision, but I highly recommend that the powers to be of Madison County immediately stop all new planning and zoning requests to include special use permits until the land use ordinance is updated. Word is out to developers and attorneys that Madison County has very few restrictions with lots of loopholes and they are swarming to buy up this land to build ridiculous projects that do not mesh with the harmony of our communities. It is a very sad thing to watch.

Please let me know that you have received this email and your thoughts.

Thanks for all you do,

Kelley Klope  
828-778-4328

---

Date: Mon, 22 Feb 2021 10:52:55 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Renea Hawkins <nanarenea14@gmail.com>  
Subject: RE: Special Use Permit

---

Mr. and Mrs. Hawkins,

Thank you for your e-mail in regards to the ***Grandview Campground Project*** .

Only last week, has this past January's Planning Board Hearing (that was postponed), been rescheduled for this project.

If the applicant so choses to proceed with their ***Special Use Permit*** application, the project shall be heard before the Madison County Planning Board at 6:30 PM on April 20th. It would be the only agenda item, as of now.

The public hearing shall take place at the **NC Cooperative Extension Office at 258 Carolina Lane, Marshall, NC 28753.**

At this early point in time, there is no guarantee that the applicant shall proceed.

With that being said, please continue to monitor the Madison County Website and any Legal Notice in ***The News Record*** .

For that tentative hearing date, please review both the Weekly March 31st edition, and the April 7th edition, of The News Record for the required Legal Notices for the upcoming April 20th Planning Board Mtg.

I hope this information helps.

Best Regards,

Terrey Dolan

-----Original Message-----

From: "Renea Hawkins"  
Sent: Monday, February 22, 2021 9:55am  
To: tdolan@madisoncountync.gov  
Subject: Special Use Permit

I am writing in opposition to the proposed campground at 777 Grandview Rd, besides the disturbance of wonderful land by heavy machinery cutting and gouging the rolling hills to get sites level enough to park campers, has anyone considered the safety of the public who live and drive the roads around this area that would be used to access the campground?The roads would be Jupiter Rd to Flint Hill Rd to Grandview Rd, all three roads are curvy with not enough width to accommodate a truck and trailer combination which could easily exceed fifty feet in length with many of the larger rigs being dual rear wheel trucks (dullies) which would take up every bit of the road from white line to center yellow line in a straight area not to mention having to cross the yellow line in the sharp curves of each of the three roads. These three roads are also in Buncombe County and is Buncombe County involved in planning to widen these roads so the locals driving them from their homes to the store or work are not forced off the road by these rigs that can't negotiate these curves and stay in their lane safely? If this campground is allowed you will be putting anyone traveling these roads at risk of serious injury and vehicle damage from accidents involving these rigs. I personally have been involved in a head on collision involving a vehicle crossing the center lane into my lane and I am still, 42 years later, dealing with the injuries I sustained from that accident.This has more to do than just raping beautiful land, this has a lot to do with the safety of everyone who travels these roads every day. Thanks for your consideration of mine and others concerns in this matter, Bruce A Hawkins

---

Date: Mon, 8 Mar 2021 15:12:12 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Danny Allen <dallen@madisoncountync.gov>  
Subject: RE: Fwd: [Inspections] New Form Entry: Inspections and Zoning Contact Form

---

Spent 30 minutes on the phone during lunchtime, with the Pastor of the **Grandview Baptist Church** up on the other leg of Grandview road, above the Campground.

Pastor Kenneth Huffman.

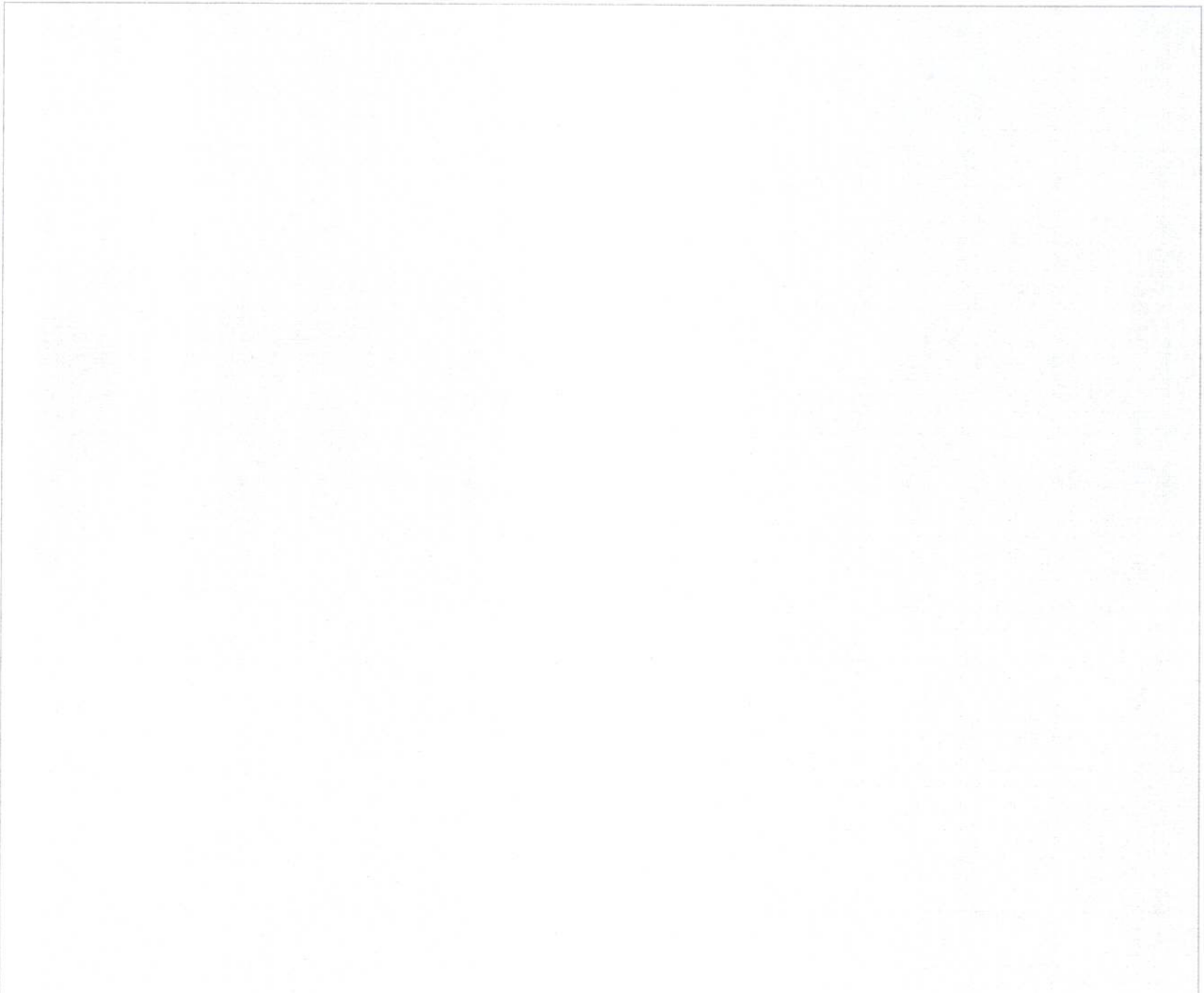
FYI,  
Terrey

-----Original Message-----

From: "Danny Allen"  
Sent: Monday, March 8, 2021 12:55pm  
To: "tdolan@madisoncountync.gov"  
Subject: Fwd: [Inspections] New Form Entry: Inspections and Zoning Contact Form

----- Forwarded Message -----

**Subject:**[Inspections] New Form Entry: Inspections and Zoning Contact Form  
**Date:**Mon, 08 Mar 2021 17:40:01 +0000 (UTC)  
**From:**[no-reply@weebly.com](mailto:no-reply@weebly.com) via Inspections  
**Reply-To:**[inspections@madisoncountync.gov](mailto:inspections@madisoncountync.gov)  
**To:**[inspections@madisoncountync.gov](mailto:inspections@madisoncountync.gov)





You've just received a new submission to your [Inspections and Zoning Contact Form](#) .  
[Mark as Spam](#)

**Submitted Information:**

---

**Name**

Jake Greear

**Email**

[jakegreear@gmail.com](mailto:jakegreear@gmail.com)

**Comment**

This is just an email to express my concern about the proposed campground development on Grandview Road. We are opposed to it because it seems like a potentially heavy increase in traffic on what is currently a pretty sleepy little road. If this area is zoned residential and agricultural, as I understand it to be, then this development would seem to be cutting against the spirit in the letter of that zoning ordinance. Our home is at 1940 Grandview, and we strongly oppose this.

Date: Tue, 12 Jan 2021 07:53:42 -0500  
From: tdolan@madisoncountync.gov  
To: dallen@madisoncountync.gov  
Subject: This morning

---

Good morning....did not want to call this early!

We got about 2+ inches up here!!....(I feel/hope the snow and ice will melt quickly enough, but I packed my briefcase and have plenty to work on here, this morning.

I likely have approx. 20 calls (Applicants, Consultants), to make today...the earlier the better...., plus fielding continued neighbor's', and other citizens' e-mails and calls...

FYI, I received about a dozen (negative) e-mails alone on the Grandview Rd. Campground just yesterday afternoon and this morning, combined.

You may call me (on either cell phone) at any time.  
I shall be in later today, which is my plan, ....as of now.  
Danny, please pass this e-mail along to Sylvia and Deb.

Thanks!  
Terrey

---

Date: Wed, 17 Mar 2021 16:09:31 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Re: Public Hearing

---

Yes Sir

-----Original Message-----

From: "Norris Gentry"  
Sent: Wednesday, March 17, 2021 4:07pm  
To: tdolan@madisoncountync.gov  
Subject: Re: Public Hearing

Hi. Let's discuss AM[]

Sent from my iPhone

On Mar 17, 2021, at 3:10 PM, tdolan@madisoncountync.gov wrote:

Any specific way in which I should respond to her highlighted *request*, at this point?

Terrey

-----Original Message-----

From: "Norris Gentry"  
Sent: Wednesday, March 17, 2021 2:45pm  
To: tdolan@madisoncountync.gov  
Subject: Re: Public Hearing

Hi. Thanks for the update []

Sent from my iPhone

On Mar 17, 2021, at 2:16 PM, tdolan@madisoncountync.gov wrote:

Norris,

FYI, I understand from Danny that he believes that Ms. Klope is a Fire Marshall within the City of Asheville.

She is within the "*Opposition Group*" for the Grandview Campground, and was with last night's contingency that attended to see how the Planning Board operates.

I would fully expect her to be strong, vocal member of the opposition at the scheduled April 20th Planning Board Mtg.

Please note her e-mail below, and especially focus on her request for a moratorium that she provided to me.

Likewise, I can not 100% recall if I informed you that Ms. Rupa Russe has told me she is now the attorney representing the Grandview Opposition Group, and she shall be in attendance at the April 20th Hearing.

FYI,  
Terrey

-----Original Message-----

From: "Kelley Klope"  
Sent: Wednesday, March 17, 2021 1:30pm  
To: "Terrey Dolan"  
Subject: Public Hearing

Terrey,  
It was nice to finally meet you face to face. I do not envy your position, especially right

now, but I am sure you understand how critical your position is to the future of our communities. I am sure I am not alone when I express to you that I was very stressed last night and slept very little. I attended last night's meeting to better understand how these meetings are run, how the process works, and what to expect when I attend a meeting to speak on April 20th regarding the proposed project near my home at 777 Grandview Rd. The best word I have to describe last night is shock. I quickly witnessed developers and attorneys, civil engineers and experts in other fields basically bully the board. It was very apparent many board members were uncomfortable with information being pushed at them while the attorney recited legal jargon that they must follow. Board members seemed unsure legally how to run the meeting and how to handle actual public feedback. This is very unfortunate since it is the people who live here who need to be heard in order to preserve Madison County property.

Terrey, I have a request. I do not know the process to do this, or who makes this decision, but I highly recommend that the **powers to be of Madison County immediately stop all new planning and zoning requests to include special use permits until the land use ordinance is updated.** Word is out to developers and attorneys that Madison County has very few restrictions with lots of loopholes and they are swarming to buy up this land to build ridiculous projects that do not mesh with the harmony of our communities. It is a very sad thing to watch.

Please let me know that you have received this email and your thoughts.

Thanks for all you do,

Kelley Klope  
828-778-4328

---

Date: Thu, 18 Mar 2021 08:58:55 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Danny Allen <dallen@madisoncountync.gov>  
Subject: FW: Public Hearing

---

FYI...

[hi.itskelly@yahoo.com](mailto:hi.itskelly@yahoo.com)

**Kelley Klope**  
**828-778-4328**

-----Original Message-----

From: "Kelley Klope" <[hi.itskelly@yahoo.com](mailto:hi.itskelly@yahoo.com)>  
Sent: Wednesday, March 17, 2021 1:30pm  
To: "Terrey Dolan"  
Subject: Public Hearing

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Please let me know that you have received this email and your thoughts.

Thanks for all you do,

Kelley Klope  
828-778-4328

---

Date: Tue, 26 Jan 2021 10:11:03 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Hillary Cole <hillarydcole@gmail.com>  
Subject: RE: Opposition to 777 Grandview Road Plan

---

Ms. Cole,

Thank you for your letter of concern.

As of this date, no rescheduling for the required Planning Board Public Hearing has been established.

I will get the word out once that occurs, (i.e. Legal Notices in the local paper, re-posting the property with Legal Notice Signage, e-mails, etc.).

But in all honesty, it may late February to early April (?) before we can safely handle and accommodate the anticipated large crowd, with all Covid Safety Protocols instilled. The safety of our citizens is taken VERY seriously by both myself and this local government.

We are exploring alternative methods to proceed in order to be confident that we are providing the opportunity for full participation, by all parties.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Hillary Cole"  
Sent: Monday, January 25, 2021 3:55pm  
To: tdolan@madisoncountync.gov  
Subject: Opposition to 777 Grandview Road Plan

Good afternoon,  
Attached please find my letter of opposition to the proposed special use permit request at 777 Grandview Rd.  
Thank you for your time,

--

Hillary Cole  
Registered Landscape Architect in NC and SC  
24 Enchanted Oak Lane Alexander, NC 28701  
828.450.2149

---

Date: Fri, 5 Feb 2021 13:13:31 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Britt Lee <britt563@yahoo.com>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

---

Yes, see you then.

Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Friday, February 5, 2021 1:05pm  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!

Haha! Well, it's a random holiday our office gave us since they didn't give us MLK day!  
Yes, we can be there on the 15th at 11am. Yes, across the hall from the Tax Dept at the 5707 building?  
Thanks,

Britt

On Friday, February 5, 2021, 12:58:20 PM EST, tdolan@madisoncountync.gov wrote:  
Hello Britt,

Yes! Somewhat surprisingly, Madison County **is not closed for President's Day!**

I can meet, say at **11:00 AM on Monday, February 15th, here at our offices**, if that works for you?  
Do you have the location?  
Please RSVP.

Thanks,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Friday, February 5, 2021 12:12pm  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee", "Christopher Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!

Thank you for responding, and for the information!

1) Not sure if you are closed for Feb. 15th holiday but if not, we could meet anytime that day. We also have the afternoon of the 16th and 17th open as well, anytime let's say 2:30pm and onward. Would any of these times work for you?

2) Great information to have! And yes, I agree, in speaking to many of the community who have an interest in this proposal, I do know a fair amount of them do not have zoom meeting capabilities, including some of the adjoining property owners.

Thank you!

Britt

On Friday, February 5, 2021, 11:56:27 AM EST, tdolan@madisoncountync.gov wrote:

1) Just let me know when you'd like to meet, and I'll double check my calendar.

2) Secondly, the county is on an "***Indefinite Hold***" due to the need to ensure Covid Protocols are met, and until we can get a better understanding on how to proceed with "Public Hearings" where folks are not actually in person, if that is at all appropriate.

FYI, some very recent judges' rulings, (but not yet in our Superior Court District, to my knowledge) have allowed for Zoom Public Input. Unfortunately, this county seems to be (unfairly) lacking in the ability to ensure everyone has a fair chance to provide their input, via the lack of internet connection, etc.

That being said, there shall be no further Madison County Planning Board, or Board of Adjustment, Public Hearings scheduled until we can confidently, safely and fairly provide the public with their opportunity to express their opinions on projects seeking their required approvals from these two Boards.

Look forward to hearing back from you.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Friday, February 5, 2021 11:05am

To: "tdolan@madisoncountync.gov"

Cc: "Sylvia Riddle", "Christopher Lee", "Britt Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,

I hope you have had a great week!

I'm following up on a possible appointment to me, however in the meantime can you please provide me with any update you may have on whether the Feb 16th Public Hearing to review the 777 Grandview project will take place?

Thank you!

Britt

On Monday, January 25, 2021, 08:06:38 AM EST, Britt Lee wrote:

Hi Terrey,

Kindly following up on this. Could we possibly schedule an hour with you this week, perhaps, so we can go through some concerns we have, and hopefully you can answer some questions for us?

We would greatly appreciate it!

Thank you,

Britt Lee

On Wednesday, January 20, 2021, 04:50:28 PM EST, Britt Lee wrote:

Hi Terrey!

I left the documents today with Sylvia for you to receive when you return to the office.

Also, Christopher and I would like to set up an appt with you to go through some questions that we have in relation to our own adjoining property with this proposed plan. We've been reviewing the Land Ordinance language and want to ensure we understand the special permit language versus how the layout of the plans for the campground facility we've seen. I think this would be easier if we could do in person so we can look at the plans together? Please let us know when you might have some time available in the next few business days. We would greatly appreciate it!

Thank you,

Britt Lee

On Tuesday, January 19, 2021, 02:35:38 PM EST, tdolan@madisoncountync.gov wrote:

That shall be fine.

Thank you,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Tuesday, January 19, 2021 2:33pm

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee", "Christopher Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Thanks, Terrey! You must have gotten much more snow than we did!

I'll plan to drop them off tomorrow with Ms. Shelton. I have roughly 37 letters that neighbors have entrusted me to deliver, as well as my own, opposing Grandview Group Campground. I'll likely follow up in a more official email. :-)

Thanks,

Britt

On Tuesday, January 19, 2021, 02:06:28 PM EST, tdolan@madisoncountync.gov wrote:

I am working from my home up near the southern portion of Wolf Laurel today (attempting to dig out, still!)

I am not confident of being in the office tomorrow AM.

That being said, you may easily drop off any & all collected letters, and hand them to Ms. Sylvia Shelton, our Office Manager tomorrow, when it is convenient for you to do so.

The office address is 5707 US Hwy 25/70, in Suite 5, (Marshall, NC 28753).....my office is down the long hallway on the right, across the hall from the Tax Dept.



A hallway sign says Building Dept, as well as Planning & Zoning.  
Hope this helps.  
Terrey Dolan

On Jan 19, 2021 1:10 PM, Britt Lee wrote:

Hi Terrey,

Due to the amount of signed letters that I'm receiving from my neighbors, it would be easier for me to hand deliver these directly to you instead of mailing. Can you please let me know if I need to make an appt for this?

Thanks,

Britt Lee

On Wednesday, January 13, 2021, 04:26:46 PM EST, Britt Lee wrote:

Thank you, Terrey! (FYI, the website indicates Jan. 19, 2020, not 2021.) This is good news for us, as we do need to speak to this. For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns.

I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,

Britt

On Wednesday, January 13, 2021, 02:43:48 PM EST, tdolan@madisoncountync.gov wrote:

Please review the county website in a couple of hours.

In short, the Planning Board Mtg. (and the public hearings) have been postponed until further notice. Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd. Hope this answers your questions for the time being.  
Terrey Dolan

On Jan 13, 2021 2:01 PM, Britt Lee wrote:

Hi Terrey,

I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.

We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream.

Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?

Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

Kind regards,

Brittany Lee

828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee wrote:

Hi Terry!

Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.

We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

Thank you,

Brittany

On Monday, January 11, 2021, 03:31:01 PM EST, tdolan@madisoncountync.gov wrote:

First of all, thank you for your comments and input, as well as your available information about the past campground site proposed by Mr. Shawn Hutchens.

Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's **Jan. 19th Mtg.**

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,

Thank you for your time this morning!

For the minutes/information regarding the 2017 case as discussed -

The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.

We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors.

If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.

Thank you for your time! I look forward to hearing back from you!

Kind regards,

Brittany Lee

351 Hidden Pond Hollow

Alexander, NC 28701

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Hope this answers your questions for the time being.

Terrey Dolan

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partner. Please let me know what accommodations can be made so we can set up the live stream. Also, I wanted to see if you had any update on the application from the Hutchens case from 2017? Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

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Thank you,  
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Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,

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For the minutes/information regarding the 2017 case as discussed -

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351 Hidden Pond Hollow

Alexander, NC 28701

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Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

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Thank you for your time! I look forward to hearing back from you!

Kind regards,

Brittany Lee

351 Hidden Pond Hollow

Alexander, NC 28701

828-702-4993

---

Date: Mon, 15 Mar 2021 15:59:55 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Britt Lee <britt563@yahoo.com>  
Subject: RE: Fw: 777 Grandview Follow up - Appt Request for Britt Lee

---

Sorry...Let's shoot for **11:00 AM on Wednesday, the 24th** .

See you then.

Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Monday, March 15, 2021 3:24pm  
To: "Terrence Dolan"  
Cc: "Britt Lee"  
Subject: Fw: 777 Grandview Follow up - Appt Request for Britt Lee

Weird! I responded right back to you, see below.

Let me know if any of this works!

Britt

----- Forwarded Message -----

**From:** Brittany Lee

**To:** Terrence Dolan

**Sent:** Saturday, March 13, 2021, 05:15:37 PM EST

**Subject:** Re: 777 Grandview Follow up - Appt Request for Britt Lee

Hey! How about on the 24th sometime between 11-2, or 4pm and after?

Or the 25th at 2pm or after?

Sure! Come out to our house. You'll pass where the campground would go, and you can see our place where it would hit our property. We won't set foot on their land.

Britt

Sent from my iPhone

On Mar 13, 2021, at 3:55 PM, Terrence Dolan wrote:

Saw the news report...

Yes, any day but Monday, the 22nd, shall work.

Do you wish for me to come out there?

Just will not trespass on the property when with others, for legal reasons.

Terrey Dolan

On Mar 13, 2021 11:44 AM, Britt Lee wrote:

Hi Terrey!

Hope you are well!

I wanted to set another meeting with you, if you don't mind? There has been a LOT of activity this week with community meetings with the developers, and I would like to fill you in on additional concerns from the community and lack of response/planning for this proposal. Many of these points will not only affect this neighborhood but will also greatly affect the county itself.

Is it possible to set up a time for us to talk in person at your office, perhaps the week of March 22nd?

Thank you!

Britt Lee

828-702-4993

---

Date: Thu, 14 Jan 2021 08:37:54 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Kristy Moeller <kdmstrong@yahoo.com>  
Subject: RE: Opposition to Grandview Road Group Campground

---

Good morning again,

I am not clear what app you utilized to prepare your letter with, but I can not open it.

Would you please convert it into a Word Doc, if at all possible, so I may review its contents?

Thank you,

Terrey Dolan

-----Original Message-----

From: "Kristy Moeller"  
Sent: Wednesday, January 13, 2021 11:36pm  
To: "tdolan@madisoncountync.gov"  
Subject: Opposition to Grandview Road Group Campground

Greetings, Terrence.

Please find my letter re: my opposition to the proposed Grandview Group Campground attached. (I will mail a hard copy of the letter as well.) My understanding is that you will present my letter/email to the planning board-is that correct? What other parties would you recommend that I send my letter of opposition?

thank you,  
Kristy

---

Date: Mon, 22 Feb 2021 14:25:59 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Derek Allen <dja@asklawnc.com>  
Cc: Norris Gentry <ngentry@madisoncountync.gov>, donnyjoellawsattorney@gmail.com  
Subject: FW: Petition Addressees and Link to Online Petition Opposing Grandview Road Group Campground

---

Mr. Allen,

Per your request, enclosed are both the link for the actual (Online) Petition in opposition to **Grandview Campground**, as well as a pdf for the large number of signatures that Ms. Britt Lee attests are in opposition to the project. She has kindly provided me with both items, and I informed her I was passing them along to you, as it is to be considered by this office as "public information".

Please let me know if you require any additional information.

Again, FYI: the Grandview Campground Proposal is to be heard before the Madison County Planning Board at **6:30 PM, Tuesday, April 20th**.

The public hearing for the proposal's request for a " *Special Use Permit* " shall be the Madison County's Planning Board's only Agenda Item that evening, (as of now); and will be heard at the large conference room at the **North Carolina Cooperative Extension Office, at 258 Carolina Lane, Marshall, NC 28753**.

Legal Notices shall be posted in *The News Record*, in both the March 31st and the April 7th Editions (Weekly Newspaper).

<http://chnng.it/hJTzjSN4>

Please reach out to me with any additional needs.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Tuesday, February 16, 2021 8:52am  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,

Thank you for your time yesterday! It was good to finally meet you in person and discuss our concerns with this proposal. **To summarize, we do not feel that this area, with a zoned priority for farming and low density, can handle such a high density infrastructurally demanding project.**

We will communicate back to the community that the Grandview project would not be heard at a March Public Hearing and we will stay tuned for an April hearing or a date beyond that.

I wanted to provide you with some additional information to add to our file. I am also attaching the Discussion Points I gave you yesterday, that were directly from the developers. Again, please note that these were distributed to the community, and the community does not feel that their concerns are being addressed. I have also attached a few more images showing the amount of residences that surround this proposal, and the narrow road that would be used for the excessive amount of traffic coming in/out of this facility. If you can also add the plans showing how the tent sites will contain their own individual bathrooms and HVAC systems I provided to you yesterday to our file, that would be appreciated as well.

Furthermore, I am attaching the current look at the online petition that over 450 to date have signed in opposition. I would also like for you to know that the community has raised approximately \$3,000.00 and rising, to help with opposition efforts against the developers. There are flyers being distributed throughout the community in opposition and a separate email account called "stopgrandviewcampground@gmail.com" has been created to help facilitate community efforts against this project. If you've been to the area recently, you will also see yard signs along the way in front of numerous residences showing opposition to this project. It has created quite the stir, as you already are aware!

I hope this documentation will help the Planning Board agree that this would be a detrimental project to this area.

If you have any questions, please let me know!

Thank you,

Britt

On Friday, February 5, 2021, 01:13:32 PM EST, tdolan@madisoncountync.gov wrote:

Yes, see you then.

Terrey Dolan

-----Original Message-----

From: "Britt Lee"



Sent: Friday, February 5, 2021 1:05pm  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!  
Haha! Well, it's a random holiday our office gave us since they didn't give us MLK day!  
Yes, we can be there on the 15th at 11am. Yes, across the hall from the Tax Dept at the 5707 building?  
Thanks,  
Britt  
On Friday, February 5, 2021, 12:58:20 PM EST, tdolan@madisoncountync.gov wrote:  
Hello Britt,

Yes! Somewhat surprisingly, Madison County **is not closed for President's Day!**

I can meet, say at **11:00 AM on Monday, February 15th, here at our offices**, if that works for you?  
Do you have the location?  
Please RSVP.

Thanks,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Friday, February 5, 2021 12:12pm  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee", "Christopher Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!  
Thank you for responding, and for the information!  
1) Not sure if you are closed for Feb. 15th holiday but if not, we could meet anytime that day. We also have the afternoon of the 16th and 17th open as well, anytime let's say 2:30pm and onward. Would any of these times work for you?  
2) Great information to have! And yes, I agree, in speaking to many of the community who have an interest in this proposal, I do know a fair amount of them do not have zoom meeting capabilities, including some of the adjoining property owners.  
Thank you!

Britt  
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2) Secondly, the county is on an "***Indefinite Hold***" due to the need to ensure Covid Protocols are met, and until we can get a better understanding on how to proceed with "Public Hearings" where folks are not actually in person, if that is at all appropriate.

FYI, some very recent judges' rulings, (but not yet in our Superior Court District, to my knowledge) have allowed for Zoom Public Input. Unfortunately, this county seems to be (unfairly) lacking in the ability to ensure everyone has a fair chance to provide their input, via the lack of internet connection, etc.

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Look forward to hearing back from you.

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-----Original Message-----

From: "Britt Lee"  
Sent: Friday, February 5, 2021 11:05am  
To: "tdolan@madisoncountync.gov"  
Cc: "Sylvia Riddle", "Christopher Lee", "Britt Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,

I hope you have had a great week!

I'm following up on a possible appointment to me, however in the meantime can you please provide me with any update you may have on whether the Feb 16th Public Hearing to review the 777 Grandview project will take place?

Thank you!

Britt

On Monday, January 25, 2021, 08:06:38 AM EST, Britt Lee wrote:

Hi Terrey,

Kindly following up on this. Could we possibly schedule an hour with you this week, perhaps, so we can go through some concerns we have, and hopefully you can answer some questions for us?

We would greatly appreciate it!

Thank you,

Britt Lee

On Wednesday, January 20, 2021, 04:50:28 PM EST, Britt Lee wrote:

Hi Terrey!

I left the documents today with Sylvia for you to receive when you return to the office.

Also, Christopher and I would like to set up an appt with you to go through some questions that we have in relation to our own adjoining property with this proposed plan. We've been reviewing the Land Ordinance language and want to ensure we understand the special permit language versus how the layout of the plans for the campground facility we've seen. I think this would be easier if we could do in person so we can look at the plans together? Please let us know when you might have some time available in the next few business days. We would greatly appreciate it!

Thank you,

Britt Lee

On Tuesday, January 19, 2021, 02:35:38 PM EST, tdolan@madisoncountync.gov wrote:

That shall be fine.

Thank you,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Tuesday, January 19, 2021 2:33pm

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee" , "Christopher Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Thanks, Terrey! You must have gotten much more snow than we did!

I'll plan to drop them off tomorrow with Ms. Shelton. I have roughly 37 letters that neighbors have entrusted me to deliver, as well as my own, opposing Grandview Group Campground. I'll likely follow up in a more official email. :-)

Thanks,

Britt

On Tuesday, January 19, 2021, 02:06:28 PM EST, tdolan@madisoncountync.gov wrote:

I am working from my home up near the southern portion of Wolf Laurel today (attempting to dig out, still!)

I am not confident of being in the office tomorrow AM.

That being said, you may easily drop off any & all collected letters, and hand them to Ms. Sylvia Shelton, our Office Manager tomorrow, when it is convenient for you to do so.

The office address is 5707 US Hwy 25/70, in Suite 5, (Marshall, NC 28753).....my office is down the long hallway on the right, across the hall from the Tax Dept.

A hallway sign says Building Dept, as well as Planning & Zoning.

Hope this helps.

Terrey Dolan

On Jan 19, 2021 1:10 PM, Britt Lee wrote:

Hi Terrey,

Due to the amount of signed letters that I'm receiving from my neighbors, it would be easier for me to hand deliver these directly to you instead of mailing. Can you please let me know if I need to make an appt for this?

Thanks,

Britt Lee

On Wednesday, January 13, 2021, 04:26:46 PM EST, Britt Lee wrote:

Thank you, Terrey! (FYI, the website indicates Jan. 19, 2020, not 2021.) This is good news for us, as we do

need to speak to this. For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns.

I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,

Britt

On Wednesday, January 13, 2021, 02:43:48 PM EST, tdolan@madisoncountync.gov wrote:

Please review the county website in a couple of hours.

In short, the Planning Board Mtg, (and the public hearings) have been postponed until further notice. Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd.

Hope this answers your questions for the time being.

Terrey Dolan

On Jan 13, 2021 2:01 PM, Britt Lee wrote:

Hi Terrey,

I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.

We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream.

Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?

Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

Kind regards,

Brittany Lee

828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee wrote:

Hi Terry!

Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.

We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

Thank you,

Brittany

On Monday, January 11, 2021, 03:31:01 PM EST, tdolan@madisoncountync.gov wrote:

First of all, thank you for your comments and input, as well as your available information about the past campground site proposed by Mr. Shawn Hutchens.

Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's **Jan. 19th Mtg**.

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,

Thank you for your time this morning!

For the minutes/information regarding the 2017 case as discussed -  
The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.

We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors. If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.

Thank you for your time! I look forward to hearing back from you!

Kind regards,  
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351 Hidden Pond Hollow  
Alexander, NC 28701  
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Thank you,  
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Terrey Dolan

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Also, I wanted to see if you had any update on the application from the Hutchens case from 2017? Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

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Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Monday, January 11, 2021 10:53am  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

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-----Original Message-----

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Sent: Monday, January 11, 2021 10:53am

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Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

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Kind regards,

Brittany Lee

351 Hidden Pond Hollow

Alexander, NC 28701

828-702-4993

Date: Tue, 12 Jan 2021 10:39:14 -0500  
From: tdolan@madisoncountync.gov  
To: Natalie Weaver <natalie.a.weaver@gmail.com>  
Subject: Re: Grandview Rd Group Campground

---

Thank you...that shall help a lot!

On Jan 12, 2021 10:36 AM, Natalie Weaver wrote:

Understood and will do, thank you! I'll let our immediate neighbors know the website as well.

*Natalie Weaver*  
828.767.5164  
[natalie.a.weaver@gmail.com](mailto:natalie.a.weaver@gmail.com)

On Tue, Jan 12, 2021 at 10:14 AM [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:  
Ms. Weaver,

Thank you for your letter and comments regarding the Grandview Campground project.

As I have echoed to others, please be sure (over the next several days) to check the county's Website.

Some pending "Covid Protocols" may be forthcoming, and as a result, there "may" be some public hearing revisions.

I am sorry, but I have no further details to provide at this hour.

Thank you,  
Terrey Dolan

-----Original Message-----

From: "Natalie Weaver" <[natalie.a.weaver@gmail.com](mailto:natalie.a.weaver@gmail.com)>  
Sent: Tuesday, January 12, 2021 9:54am  
To: [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)  
Subject: Grandview Rd Group Campground

Good Morning, Mr. Dolan!

I know you're no doubt getting swamped with these letters from residents nearby the proposed Grandview Rd Group Campground, but I wanted to send in one more echoing the concern of my neighbors and request to deny the Special Use Permit. I'm attaching my letter in PDF format and am also mailing a signed copy for the January 19th hearing in case I'm unable to attend.

Thank you for helping us residents be heard. We appreciate your consideration and care. Thanks for all you to for Madison County!

Be well,  
*Natalie Weaver*  
828.767.5164  
[natalie.a.weaver@gmail.com](mailto:natalie.a.weaver@gmail.com)

---



Date: Mon, 14 Dec 2020 07:47:54 -0500  
From: tdolan@madisoncountync.gov  
To: John Lapins <john.lapins@gmail.com>  
Cc: dallen@madisoncountync.gov  
Subject: Re: Fwd: 777 Grandview Avenue camping project

---

Good morning, John...

My complete work efforts got re-directed, (since my third day on the job, 2 work weeks ago), on a December 11th Re-Zone Public Hearing.

Evidentially, Madison County has not had a Re-Zoning Case for quite a number of years!

All went perfectly well with the Hearing, and now I can direct my focus on your application (and at least two others).

Please give me until Wednesday afternoon, and I'll circle back around with you. Please provide me with your best phone number to contact you at.

My new cell is: 828-206-4573.

Thank you,  
Terrey Dolan

On Dec 14, 2020 7:22 AM, John Lapins wrote:

Hello Terrey. Just following up on my note below. Any review comments appreciated. Also, we noticed the (live) Jan planning meeting is cancelled on your website. Is the meeting virtual?

----- Forwarded message -----

From: **John Lapins** <[john.lapins@gmail.com](mailto:john.lapins@gmail.com)>  
Date: Tue, Dec 8, 2020 at 12:37 PM  
Subject: 777 Grandview Avenue camping project  
To: [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>

Hello Terrey, how goes it up in the snow belt?

Attached is our set to be submitted for planning approval. I wanted to run it by you first to get and connects we could pick up prior formal submission.

Once you think it passes muster, how many hard sets (and what size sheets?) do we need to submit? We have the application completed as well - do we need to submit multiple copies of that as well? Lastly what is the fee?

We should be able to submit by end of week in order to get on the January agenda.

Thank you!

----- Forwarded message -----

From: <[mbrooks@brooksea.com](mailto:mbrooks@brooksea.com)>  
Date: Tue, Dec 8, 2020 at 10:53 AM  
Subject: Site plans for Madison County  
To: Whit Oliver <[dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com)>  
CC: John Lapins <[john.lapins@gmail.com](mailto:john.lapins@gmail.com)>

Guys -

Attached are site plans for your review. We tried to keep it real simple as it sounded like that was all that was required. One thing we did was eliminate the loop road to the south as it may not be necessary now that the main road in/out is wide enough for two way traffic. Should save a lot of \$ in the long run. It can be added later if needed, this is more about units and density. We had to shift a couple of cabin units and make parking spaces a little bigger to comply with their ordinance. Let us know if you see any changes you want to make. You have completed the application so I assume you guys or the attorney will make application?

-

Mark C. Brooks, P.E.

Brooks Engineering Associates, P.A.

17 Arlington Street

Asheville, NC 28801

(828)232-4700

-

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□

-

-



Date: Wed, 20 Jan 2021 10:05:39 -0500 (EST)  
From: My Calendar <tdolan@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: Reminder: Call from Derek Allen-Attorney for Grandview Campground

---

The following event begins in 30 minutes: Subject: Call from Derek Allen-Attorney for Grandview Campground  
Location: Start Time: 01/20/2021 10:30 am End Time: 01/20/2021 11:00 am

---

Date: Tue, 12 Jan 2021 08:11:26 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Sylvia Riddle <sshelton@madisoncountync.gov>  
Subject: FW: This morning

---

-----Original Message-----

From: tdolan@madisoncountync.gov  
Sent: Tuesday, January 12, 2021 7:53am  
To: dallen@madisoncountync.gov  
Subject: This morning

Good morning....did not want to call this early!

We got about 2+ inches up here!!....(I feel/hope the snow and ice will melt quickly enough, but I packed my briefcase and have plenty to work on here, this morning.

I likely have approx. 20 calls (Applicants, Consultants), to make today...the earlier the better...., plus fielding continued neighbor's', and other citizens' e-mails and calls...

FYI, I received about a dozen (negative) e-mails alone on the Grandview Rd. Campground just yesterday afternoon and this morning, combined.

You may call me (on either cell phone) at any time.  
I shall be in later today, which is my plan, ....as of now.  
Danny, please pass this e-mail along to Sylvia and Deb.

Thanks!  
Terrey

---

Date: Mon, 29 Mar 2021 15:27:53 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Danny Allen <dallen@madisoncountync.gov>  
Subject: FW: Grandview Campground Information and additional needs

---

FYI...

-----Original Message-----

From: "tdolan@madisoncountync.gov"  
Sent: Monday, March 29, 2021 3:27pm  
To: "Warren Sugg" , "Whit Oliver" , "Derek Allen"  
Subject: Grandview Campground Information and additional needs

Gentlemen,

**Some updates:**

Please be advised that I shall need **all** revised site plan information, (previously requested) by April 21st, or earlier..., in order to meet the necessary lead time for ordering and meeting the Legal Notice Deadlines **for the May 18th Planning Board Hearing** .

FYI, we are *still* attempting to secure the much larger Madison County High School Gymnasium for the anticipated crowd. I will be sure to keep your team apprised on our efforts.

In fact, the earlier you are able to supply the requested site plan revisions, the better.

As a new request, one or more schematics (and plan views) of the typical tent (and cabin) floor plans are required for our review. Please kindly be sure to provide dimensions, heights of the various units, and elevation views for both the tents and the cabins.

Please summarize what (typical) items are actually being supplied in the tents?  
Any electrical power source proposed, on a tent by tent (or cabin) basis?, .....

Are the units being heated or cooled by any means?

How is fire suppression being addressed?

Is a liquor license being sought for the proposed 3,000 sq. foot clubhouse?

Thank you.

Terrey Dolan

---

Date: Thu, 11 Feb 2021 09:25:58 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: "Derek J. Allen" <dja@asklawnc.com>  
Cc: Norris Gentry <ngentry@madisoncountync.gov>, Danny Allen <dallen@madisoncountync.gov>  
Subject: RE: BOA hearings

---

Good morning, Derek.

Yes, there has been continual talk internally, about how to proceed in the " *Days of Covid* ", with future public hearings, in-person vs Zoom-style participation, etc!.

But let me first be clear, the three projects were not on a "BOA" (Board of Adjustments) Agenda. The three projects are/(were) on the scheduled and legally-noticed Jan. 19th Planning Board Agenda, to go forward with " **Special Use Permit**" requests (Under their " **Residential/Agricultural** " Zoning)

My goal at this time is to proceed with the first applicant, (and existing) " *Paint Rock Farm Campground and Event Center* " up past Hot Springs, which already has their **Special Use Permit (Feb. 2017)** , but have proposed a significant expansion of their facilities.

They will be proceeding, seeking a **Special Use Permit Amendment., from the Madison County Planning Board.**

There have been **zero** questions, calls of inquiry to my office, nor any opposition to this particular project as proposed.

We are considering this agenda item "could" potentially be married up with one of the other two projects for an upcoming Planning Board Hearing. most likely Alaya due to its earlier submittal date (than Grandview).

As a note of explanation, we have collectively decided to not have both of these other two campground project, ( Alaya and Grandview ) , heard at the same Planning Board Meeting. Both projects have drawn so much interest from the neighboring communities. It has been all (strongly) negative, as we have discussed, and we simply can not possibly accommodate the expected general public crowd, in any county facility.

We "may" consider the use of the *Ag Extension Office* for the next several Planning Board (and Board of Adjustments) hearings, due to the larger size of the facility.

FYI, we are actually considering the use of semi-outdoor facilities (at the County Fairgrounds) for future hearings as well. But this will not be entertained as a viable idea until Spring Weather comes in. Obviously, we are still working on site logistics.

I understand from Warren Sugg (Alaya Engineer) that the Alaya applicant is attempting to host a **Sat. (2/13) quasi-Town Hall Mtg.** in an effort to have some community out-reach regarding their project proposal.

I shall await the result of that meeting this coming Saturday, if it does occur.

As we discussed, this project has all negative commentary coming into my office, and I expect it to generate a *medium-sized* contingency to show up for any future Planning Board Hearing.

However, the largest amount of vocal and written criticism is in regards to the Grandview Campground project. I truly expect in excess of 50 folks showing up in opposition to this project, based on the amount of both written and verbal comments my office has received, to date!

I shall bundle up the latest batch of Grandview comment letters, and forward them to the applicant as soon as I can. I am still averaging 2-3 letters a week in full opposition to the project, as currently proposed..

I shall be in touch as soon as we have made any final decisions regarding spaces to hold future public hearings.

I have not heard of any considered revisions to either projects' site plans, to date. If you hear of any changes, please advise your respective clients to reach out to me as soon as possible.

Best Regards,

Terrey Dolan

-----Original Message-----

From: "Derek J. Allen"  
Sent: Wednesday, February 10, 2021 8:50pm  
To: "tdolan@madisoncountync.gov"  
Cc: "Clifton Williams" , "July Laban"  
Subject: BOA hearings

Good evening, Terrey. Have you had any further discussion about when and how the BOA hearing will be held? I plan to call Donny tomorrow to discuss logistics, but didn't want to be duplicative if you have already had those discussions.

FYI - for both Grandview and Alaya, we are moving along with neighbor meetings (both individually and in groups).

Thanks!

Derek



**Derek J. Allen**

*Partner*

**Allen Stahl + Kilbourne**

**20 Town Mountain Road**

**Suite 100**

**Asheville, NC 28801**

828.412.4026 Direct

828.254.4778 Main

336.339.9993 Mobile

828.254.6646 Fax

[www.asklawnc.com](http://www.asklawnc.com)

[dja@asklawnc.com](mailto:dja@asklawnc.com)

---

Date: Wed, 6 Jan 2021 09:01:59 -0500 (EST)  
From: tdolan@madisoncountync.gov  
To: 2392297397@txt.att.net

---

Reminder: Peggy Corbett- review of Grandview Campgrounds- 828-776-5-84 Starts in 30 minutes 01/06/2021 9:30 am Office

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Date: Tue, 05 Jan 2021 13:34:41 -0500  
From: tdolan@madisoncountync.gov  
To: Terrey Dolan <tdolan@madisoncountync.gov>  
Subject: January 5, 2021 posting of Grandview Campground

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Attachment: 20210105\_115019.jpg [image/jpeg]

Date: Mon, 5 Apr 2021 16:00:02 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Roar Ramesh Bjonnes <rbjonnes108@gmail.com>  
Subject: RE: Concern about Grandview Road Campground

---

Mr. Bjonnes,

Thank you for your written comments.

To update, (and hopefully correct the record), only a 17 acre portion of the **overall 55 acre property** (that happens to straddle both sides of Grandview Road) has been submitted for an application to obtain a **Special Use Permit**, to allow for and provide for a group campground on **Residential/Agricultural ("R/A") Zone land**.

I realize there is "word on the street" to potentially build a music venue of some form, on the remaining +/- 38 acres of land, situated across the road from the campground.

As I have spoken to many of the surrounding property owners over the last 3-4 months.

However, it is important to note that Madison County has only rec'd the application for the 17 acre campground, to date.

In fact, the **Grandview Campground Applicant's** scheduled April 20th public hearing has been requested (by the applicant) to be pushed back **until May 18th**, in order to go before the **Madison County Planning Board** for the required **Special Use Permit**.

The public hearing shall be held in the Madison County High School Gymnasium (due to the expected crowd size). If the applicant chooses to go forward with the project.

They have not yet provided my office with all of the required plans I have requested of the applicant.

Hope this clarifies some of the story for you.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Roar Ramesh Bjonnes"  
Sent: Monday, April 5, 2021 3:12pm  
To: tdolan@madisoncountync.gov  
Subject: Concern about Grandview Road Campground

Dear Terrence Dolan,

I have come to learn of the plans to develop a campground facility and music venue on Grandview Road in Marshall.

As a neighbor, I live on 141 Katuah Drive (off of South Panhandle and Catawba Rd), which is directly "upstream" from the noise that would be generated from an eventual music venue. And so does another six or seven neighboring houses.

Since I drive to Weaverville and Asheville nearly every day on Grandview, I am also concerned about the increased traffic this plan will generate.

But most of all, I am concerned for the immediate neighbors to this venue. I have talked to them, and they are devastated about the prospect of such a plan and the traffic, noise, light pollution, and extra trash such a development will cause. It will destroy this peaceful community forever.

We are not against more housing per se, but we do not support this kind of development.

Thank you for your time.

As a public servant, I hope you will do the right thing.

Best wishes,  
Roar Bjonnes

---

Date: Thu, 18 Mar 2021 12:48:53 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Kelley Klope <hi.itskelley@yahoo.com>  
Subject: Re: Public Hearing

---

Thank you.

Terrey Dolan

-----Original Message-----

From: "Kelley Klope"  
Sent: Thursday, March 18, 2021 9:36am  
To: "tdolan@madisoncountync.gov"  
Subject: Re: Public Hearing

Thank you, Terrey. I will try to answer Mr. Allen's questions.

Kelley

On Thursday, March 18, 2021, 09:02:05 AM EDT, tdolan@madisoncountync.gov wrote:

Good morning..

....This is to confirm your e-mail has been rec'd.

FYI, Danny Allen, our Building and Inspections Director for Madison County wants to discuss a few fire related issues with you, at your convenience. He is copied on this e-mail.

Thank you,

Terrey

-----Original Message-----

From: "Kelley Klope"  
Sent: Wednesday, March 17, 2021 1:30pm  
To: "Terrey Dolan"  
Subject: Public Hearing

Terrey,

It was nice to finally meet you face to face. I do not envy your position, especially right now, but I am sure you understand how critical your position is to the future of our communities. I am sure I am not alone when I express to you that I was very stressed last night and slept very little. I attended last night's meeting to better understand how these meetings are run, how the process works, and what to expect when I attend a meeting to speak on April 20th regarding the proposed project near my home at 777 Grandview Rd. The best word I have to describe last night is shock. I quickly witnessed developers and attorneys, civil engineers

and experts in other fields basically bully the board. It was very apparent many board members were uncomfortable with information being pushed at them while the attorney recited legal jargon that they must follow. Board members seemed unsure legally how to run the meeting and how to handle actual public feedback. This is very unfortunate since it is the people who live here who need to be heard in order to preserve Madison County property.

Terrey, I have a request. I do not know the process to do this, or who makes this decision, but I highly recommend that the powers to be of Madison County immediately stop all new planning and zoning requests to include special use permits until the land use ordinance is updated. Word is out to developers and attorneys that Madison County has very few restrictions with lots of loopholes and they are swarming to buy up this land to build ridiculous projects that do not mesh with the harmony of our communities. It is a very sad thing to watch.

Please let me know that you have received this email and your thoughts.

Thanks for all you do,

Kelley Klope  
828-778-4328

---

Date: Tue, 16 Feb 2021 09:22:01 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Cc: Danny Allen <dallen@madisoncountync.gov>  
Subject: FW: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

---

Norris,

I met yesterday with Mr. and Mrs. Chris Lee (wife is Britt)....

They are a new couple who live abutting along the righthand side (southerly) of the Grandview Campground property, currently owned by the Freeman Family,. The Lee's only moved in this past August.

The **55 acre total property** is under contract to Mr. Whit Oliver, et al for this campground proposal. The additional +/-38 acres lies to the westerly side of Grandview Road.

Currently, only the +/-17 acre portion along the easterly side of Grandview Road has plans submitted in a request for a **Special Use Permit**.

Please reach out to me with any comments.

FYI,

Terrey

-----Original Message-----

From: "Britt Lee"  
Sent: Tuesday, February 16, 2021 8:52am  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,

Thank you for your time yesterday! It was good to finally meet you in person and discuss our concerns with this proposal. **To summarize, we do not feel that this area, with a zoned priority for farming and low density, can handle such a high density infrastructurally demanding project.**

We will communicate back to the community that the Grandview project would not be heard at a March Public Hearing and we will stay tuned for an April hearing or a date beyond that.

I wanted to provide you with some additional information to add to our file. I am also attaching the Discussion Points I gave you yesterday, that were directly from the developers. Again, please note that these were distributed to the community, and the community does not feel that their concerns are being addressed. I have also attached a few more images showing the amount of residences that surround this proposal, and the narrow road that would be used for the excessive amount of traffic coming in/out of this facility. If you can also add the plans showing how the tent sites will contain their own individual bathrooms and HVAC systems I provided to you yesterday to our file, that would be appreciated as well.

Furthermore, I am attaching the current look at the online petition that over 450 to date have signed in opposition. I would also like for you to know that the community has raised approximately \$3,000.00 and rising, to help with opposition efforts against the developers. There are flyers being distributed throughout the community in opposition and a separate email account called "stopgrandviewcampground@gmail.com" has been created to help facilitate community efforts against this project. If you've been to the area recently, you will also see yard signs along the way in front of numerous residences showing opposition to this project. It has created quite the stir, as you already are aware!

I hope this documentation will help the Planning Board agree that this would be a detrimental project to this area.

If you have any questions, please let me know!

Thank you,

Britt

On Friday, February 5, 2021, 01:13:32 PM EST, tdolan@madisoncountync.gov wrote:

Yes, see you then.

Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Friday, February 5, 2021 1:05pm  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!

Haha! Well, it's a random holiday our office gave us since they didn't give us MLK day!

Yes, we can be there on the 15th at 11am. Yes, across the hall from the Tax Dept at the 5707 building?

Thanks,

Britt

On Friday, February 5, 2021, 12:58:20 PM EST, tdolan@madisoncountync.gov wrote:

Hello Britt,

Yes! Somewhat surprisingly, Madison County **is not closed for President's Day!**

I can meet, say at **11:00 AM on Monday, February 15th, here at our offices**, if that works for you?

Do you have the location?

Please RSVP.

Thanks,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Friday, February 5, 2021 12:12pm

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee", "Christopher Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!

Thank you for responding, and for the information!

1) Not sure if you are closed for Feb. 15th holiday but if not, we could meet anytime that day. We also have the afternoon of the 16th and 17th open as well, anytime let's say 2:30pm and onward. Would any of these times work for you?

2) Great information to have! And yes, I agree, in speaking to many of the community who have an interest in this proposal, I do know a fair amount of them do not have zoom meeting capabilities, including some of the adjoining property owners.

Thank you!

Britt

On Friday, February 5, 2021, 11:56:27 AM EST, tdolan@madisoncountync.gov wrote:

1) Just let me know when you'd like to meet, and I'll double check my calendar.

2) Secondly, the county is on an "**Indefinite Hold**" due to the need to ensure Covid Protocols are met, and until we can get a better understanding on how to proceed with "Public Hearings" where folks are not actually in person, if that is at all appropriate.

FYI, some very recent judges' rulings, (but not yet in our Superior Court District, to my knowledge) have allowed for Zoom Public Input. Unfortunately, this county seems to be (unfairly) lacking in the ability to ensure everyone has a fair chance to provide their input, via the lack of internet connection, etc.

That being said, there shall be no further Madison County Planning Board, or Board of Adjustment, Public Hearings scheduled until we can confidently, safely and fairly provide the public with their opportunity to express their opinions on projects seeking their required approvals from these two Boards.

Look forward to hearing back from you.

Best Regards,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Friday, February 5, 2021 11:05am

To: "tdolan@madisoncountync.gov"

Cc: "Sylvia Riddle", "Christopher Lee", "Britt Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,

I hope you have had a great week!

I'm following up on a possible appointment to me, however in the meantime can you please provide me with any update you may

have on whether the Feb 16th Public Hearing to review the 777 Grandview project will take place?

Thank you!

Britt

On Monday, January 25, 2021, 08:06:38 AM EST, Britt Lee wrote:

Hi Terrey,

Kindly following up on this. Could we possibly schedule an hour with you this week, perhaps, so we can go through some concerns we have, and hopefully you can answer some questions for us?

We would greatly appreciate it!

Thank you,

Britt Lee

On Wednesday, January 20, 2021, 04:50:28 PM EST, Britt Lee wrote:

Hi Terrey!

I left the documents today with Sylvia for you to receive when you return to the office.

Also, Christopher and I would like to set up an appt with you to go through some questions that we have in relation to our own adjoining property with this proposed plan. We've been reviewing the Land Ordinance language and want to ensure we understand the special permit language versus how the layout of the plans for the campground facility we've seen. I think this would be easier if we could do in person so we can look at the plans together? Please let us know when you might have some time available in the next few business days. We would greatly appreciate it!

Thank you,

Britt Lee

On Tuesday, January 19, 2021, 02:35:38 PM EST, tdolan@madisoncountync.gov wrote:

That shall be fine.

Thank you,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Tuesday, January 19, 2021 2:33pm

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee" , "Christopher Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Thanks, Terrey! You must have gotten much more snow than we did!

I'll plan to drop them off tomorrow with Ms. Shelton. I have roughly 37 letters that neighbors have entrusted me to deliver, as well as my own, opposing Grandview Group Campground. I'll likely follow up in a more official email. :-)

Thanks,

Britt

On Tuesday, January 19, 2021, 02:06:28 PM EST, tdolan@madisoncountync.gov wrote:

I am working from my home up near the southern portion of Wolf Laurel today (attempting to dig out, still!)

I am not confident of being in the office tomorrow AM.

That being said, you may easily drop off any & all collected letters, and hand them to Ms. Sylvia Shelton, our Office Manager tomorrow, when it is convenient for you to do so.

The office address is 5707 US Hwy 25/70, in Suite 5, (Marshall, NC 28753).....my office is down the long hallway on the right, across the hall from the Tax Dept.

A hallway sign says Building Dept, as well as Planning & Zoning.

Hope this helps.

Terrey Dolan

On Jan 19, 2021 1:10 PM, Britt Lee wrote:

Hi Terrey,

Due to the amount of signed letters that I'm receiving from my neighbors, it would be easier for me to hand deliver these directly to you instead of mailing. Can you please let me know if I need to make an appt for this?

Thanks,

Britt Lee

On Wednesday, January 13, 2021, 04:26:46 PM EST, Britt Lee wrote:

Thank you, Terrey! (FYI, the website indicates Jan. 19, 2020, not 2021.) This is good news for us, as we do need to speak to this. For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns.

I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,

Britt

On Wednesday, January 13, 2021, 02:43:48 PM EST, tdolan@madisoncountync.gov wrote:  
Please review the county website in a couple of hours.

In short, the Planning Board Mtg, (and the public hearings) have been postponed until further notice. Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd. Hope this answers your questions for the time being.  
Terrey Dolan

On Jan 13, 2021 2:01 PM, Britt Lee wrote:

Hi Terrey,

I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.

We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream.

Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?

Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

Kind regards,

Brittany Lee

828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee wrote:

Hi Terry!

Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.

We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

Thank you,

Brittany

On Monday, January 11, 2021, 03:31:01 PM EST, tdolan@madisoncountync.gov wrote:

First of all, thank you for your comments and input, as well as your available information about the past campground site proposed by Mr. Shawn Hutchens.

Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's **Jan. 19th Mtg**.

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,

Thank you for your time this morning!

For the minutes/information regarding the 2017 case as discussed -

The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.



We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors. If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well. Thank you for your time! I look forward to hearing back from you!

Kind regards,  
Brittany Lee  
351 Hidden Pond Hollow  
Alexander, NC 28701  
828-702-4993

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I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

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Britt

On Wednesday, January 13, 2021, 02:43:48 PM EST, tdolan@madisoncountync.gov wrote:

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Hope this answers your questions for the time being.

Terrey Dolan

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Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?

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Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Monday, January 11, 2021 10:53am  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

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Alexander, NC 28701  
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Kind regards,

Brittany Lee

828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee wrote:

Hi Terry!

Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.

We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

Thank you,

Brittany

On Monday, January 11, 2021, 03:31:01 PM EST, tdolan@madisoncountync.gov wrote:

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Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's **Jan. 19th Mtg**.

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,

Thank you for your time this morning!

For the minutes/information regarding the 2017 case as discussed -

The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.

We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors.

If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.

Thank you for your time! I look forward to hearing back from you!  
Kind regards,  
Brittany Lee  
351 Hidden Pond Hollow  
Alexander, NC 28701  
828-702-4993

---

Date: Mon, 22 Feb 2021 14:05:53 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Terrence Dolan <tdolan@madisoncountync.gov>  
Subject: Petition Addressees and Link to Online Petition Opposing Grandview Road Group Campground

---

<http://chnng.it/hJTzjSN4>

-----Original Message-----

From: "Britt Lee"  
Sent: Tuesday, February 16, 2021 8:52am  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,

Thank you for your time yesterday! It was good to finally meet you in person and discuss our concerns with this proposal. **To summarize, we do not feel that this area, with a zoned priority for farming and low density, can handle such a high density infrastructurally demanding project.**

We will communicate back to the community that the Grandview project would not be heard at a March Public Hearing and we will stay tuned for an April hearing or a date beyond that.

I wanted to provide you with some additional information to add to our file. I am also attaching the Discussion Points I gave you yesterday, that were directly from the developers. Again, please note that these were distributed to the community, and the community does not feel that their concerns are being addressed. I have also attached a few more images showing the amount of residences that surround this proposal, and the narrow road that would be used for the excessive amount of traffic coming in/out of this facility. If you can also add the plans showing how the tent sites will contain their own individual bathrooms and HVAC systems I provided to you yesterday to our file, that would be appreciated as well.

Furthermore, I am attaching the current look at the online petition that over 450 to date have signed in opposition. I would also like for you to know that the community has raised approximately \$3,000.00 and rising, to help with opposition efforts against the developers. There are flyers being distributed throughout the community in opposition and a separate email account called "stopgrandviewcampground@gmail.com" has been created to help facilitate community efforts against this project. If you've been to the area recently, you will also see yard signs along the way in front of numerous residences showing opposition to this project. It has created quite the stir, as you already are aware!

I hope this documentation will help the Planning Board agree that this would be a detrimental project to this area.

If you have any questions, please let me know!

Thank you,

Britt

On Friday, February 5, 2021, 01:13:32 PM EST, tdolan@madisoncountync.gov wrote:

Yes, see you then.

Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Friday, February 5, 2021 1:05pm  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!

Haha! Well, it's a random holiday our office gave us since they didn't give us MLK day!

Yes, we can be there on the 15th at 11am. Yes, across the hall from the Tax Dept at the 5707 building?

Thanks,

Britt

On Friday, February 5, 2021, 12:58:20 PM EST, tdolan@madisoncountync.gov wrote:

Hello Britt,

Yes! Somewhat surprisingly, Madison County **is not closed for President's Day!**

I can meet, say at **11:00 AM on Monday, February 15th, here at our offices**, if that works for you?

Do you have the location?

Please RSVP.

Thanks,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Friday, February 5, 2021 12:12pm

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee" , "Christopher Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!

Thank you for responding, and for the information!

1) Not sure if you are closed for Feb. 15th holiday but if not, we could meet anytime that day. We also have the afternoon of the 16th and 17th open as well, anytime let's say 2:30pm and onward. Would any of these times work for you?

2) Great information to have! And yes, I agree, in speaking to many of the community who have an interest in this proposal, I do know a fair amount of them do not have zoom meeting capabilities, including some of the adjoining property owners.

Thank you!

Britt

On Friday, February 5, 2021, 11:56:27 AM EST, tdolan@madisoncountync.gov wrote:

1) Just let me know when you' like to meet, and I'll double check my calendar.

2) Secondly, the county is on an " ***Indefinite Hold*** " due to the need to ensure Covid Protocols are met, and until we can get a better understanding on how to proceed with "Public Hearings" where folks are not actually in person, if that is at all appropriate.

FYI, some very recent judges' rulings, ( but not yet in our Superior Court District, to my knowledge.) have allowed for Zoom Public Input. Unfortunately, this county seems to be (unfairly) lacking in the ability to ensure everyone has a fair chance to provide their input, via the lack of internet connection, etc.

That being said, there shall be no further Madison County Planning Board, or Board of Adjustment, Public Hearings scheduled until we can confidently, safely and fairly provide the public with their opportunity to express their opinions on projects seeking their required approvals from these two Boards.

Look forward to hearing back from you.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Friday, February 5, 2021 11:05am

To: "tdolan@madisoncountync.gov"

Cc: "Sylvia Riddle" , "Christopher Lee" , "Britt Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,

I hope you have had a great week!

I'm following up on a possible appointment to me, however in the meantime can you please provide me with any update you may have on whether the Feb 16th Public Hearing to review the 777 Grandview project will take place?

Thank you!

Britt

On Monday, January 25, 2021, 08:06:38 AM EST, Britt Lee wrote:

Hi Terrey,

Kindly following up on this. Could we possibly schedule an hour with you this week, perhaps, so we can go through some concerns we have, and hopefully you can answer some questions for us?

We would greatly appreciate it!

Thank you,

Britt Lee

On Wednesday, January 20, 2021, 04:50:28 PM EST, Britt Lee wrote:

Hi Terrey!

I left the documents today with Sylvia for you to receive when you return to the office.

Also, Christopher and I would like to set up an appt with you to go through some questions that we have in relation to our own adjoining property with this proposed plan. We've been reviewing the Land Ordinance language and want to ensure we understand the special permit language versus how the layout of the plans for the campground facility we've seen. I think this would be easier if we could do in person so we can look at the plans together? Please let us know when you might have some time available in the next few business days. We would greatly appreciate it!

Thank you,

Britt Lee

On Tuesday, January 19, 2021, 02:35:38 PM EST, tdolan@madisoncountync.gov wrote:

That shall be fine.

Thank you,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Tuesday, January 19, 2021 2:33pm

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee" , "Christopher Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Thanks, Terrey! You must have gotten much more snow than we did!

I'll plan to drop them off tomorrow with Ms. Shelton. I have roughly 37 letters that neighbors have entrusted me to deliver, as well as my own, opposing Grandview Group Campground. I'll likely follow up in a more official email. :-)

Thanks,

Britt

On Tuesday, January 19, 2021, 02:06:28 PM EST, tdolan@madisoncountync.gov wrote:

I am working from my home up near the southern portion of Wolf Laurel today (attempting to dig out, still!)

I am not confident of being in the office tomorrow AM,

That being said, you may easily drop off any & all collected letters, and hand them to Ms. Sylvia Shelton, our Office Manager tomorrow, when it is convenient for you to do so.

The office address is 5707 US Hwy 25/70, in Suite 5, (Marshall, NC 28753).....my office is down the long hallway on the right, across the hall from the Tax Dept.

A hallway sign says Building Dept, as well as Planning & Zoning.

Hope this helps.

Terrey Dolan

On Jan 19, 2021 1:10 PM, Britt Lee wrote:

Hi Terrey,

Due to the amount of signed letters that I'm receiving from my neighbors, it would be easier for me to hand deliver these directly to you instead of mailing. Can you please let me know if I need to make an appt for this?

Thanks,

Britt Lee

On Wednesday, January 13, 2021, 04:26:46 PM EST, Britt Lee wrote:

Thank you, Terrey! (FYI, the website indicates Jan. 19, 2020, not 2021.) This is good news for us, as we do need to speak to this. For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns.

I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,

Britt

On Wednesday, January 13, 2021, 02:43:48 PM EST, tdolan@madisoncountync.gov wrote:

Please review the county website in a couple of hours.

In short, the Planning Board Mtg, (and the public hearings) have been postponed until further notice.

Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd.

Hope this answers your questions for the time being.

Terrey Dolan

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Hi Terrey,

I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.

We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream.

Also, I wanted to see if you had any update on the application from the Hutchens case from 2017? Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

Kind regards,  
Brittany Lee  
828-702-4993

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Hi Terry!

Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.

We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

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Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

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Cc: "Britt Lee"

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Kind regards,

Brittany Lee

351 Hidden Pond Hollow

Alexander, NC 28701

828-702-4993

Date: Mon, 11 Jan 2021 15:25:49 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Heather Brown <Heather@themattandmollyteam.com>  
Subject: RE: Camp Ground off of Grandview Rd - I Oppose

---

Ms. Brown,

Hello...first of all, thank you very much for your comments and input.

As I am presently advising others:

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions to the January 19th Hearing's process, date, time, etc.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Heather Brown"  
Sent: Monday, January 11, 2021 3:20pm  
To: tdolan@madisoncountync.gov  
Subject: Camp Ground off of Grandview Rd - I Oppose

Good Afternoon Mr. Dolan,  
I trust this email finds you well! I am just emailing to express my concerns regarding the Grandview Campground project. I live at 28 Kelly Fields Drive off of Grandview Rd and am very concerned about the traffic impact on such a small road as well as what the campground may do to home prices and land use in our area.  
Thank you so much for considering the concerns and voices of our current community!



**Heather Brown**  
Executive Assistant  
o: 828.210.1697  
Heather@TheMattAndMollyTeam.com  
86 Asheland Ave, Asheville NC 28801

**M&M THE MATT & MOLLY TEAM**  
Moving the Mountains

**kw KELLERWILLIAMS REALTY**



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Date: Wed, 20 Jan 2021 07:02:19 -0500  
From: tdolan@madisoncountync.gov  
To: "Derek J. Allen" <dja@asklawnc.com>  
Subject: Re: letters and E-mails in Opposition to the Planning Board Approving Grandview Campground

---

Good morning...yes.

Try the 828-206-4573 cell first, please.

Thank you,  
Terrey Dolan

On Jan 19, 2021 10:24 PM, "Derek J. Allen" wrote:  
Thanks, Terrey! Can we make it 10:30?

Sent from my iPhone

On Jan 19, 2021, at 10:15 PM, tdolan@madisoncountync.gov wrote:

Derek,

Sorry...I just happened to see your earlier response to my e-mail to you.

If you can (and please confirm), please kindly call me on either my office cell (828-206-4573),.....or try 239-229-7397, if the former line is unsuccessful, maybe around 10:00 AM tomorrow??. If this time works for you.

Thank you,  
Terrey Dolan

Terrence S. Dolan  
Director of Planning & Zoning  
Madison County  
Office Cell: 828-206-4573

On Jan 19, 2021 5:21 PM, "Derek J. Allen" wrote:

Thank you, Terrey. Do you have some time to discuss this week? Two things, I'd like to discuss:

First, I have had a number of opportunities to engage with local government bodies during COVID times and work out through our NC court system safe alternatives to "fully in-person" meetings. I am happy to share with you the COVID-safe protocols that were recently approved by a Superior Court Judge in a Buncombe County case considering how quasi-judicial hearings should be held during this time. Namely, the process is designed to afford due process for participants, and safety for all.

Second, I know the head of this opposition group well (we've been friends for years). Once I found out there was opposition, and who it was, I reached out to her for a meeting. I was able to speak with her late last week at length. She (and they) had a very, very different idea of what was being proposed. She was comforted and relieved to hear the actual vision and proposal. To that end, we are lining up a meeting to walk the property and a follow up Zoom with all interested parties.

I have good availability tomorrow, Thursday, and Friday, and can work around your schedule. Let me know your availability.

I look forward to working with you,

Derek

**Derek J. Allen**

**ALLEN STAHL + KILBOURNE**

828.412.4026 Direct

336.339.9993 Mobile

<https://link.edgepilot.com/s/c820929c/d96Mv1qjU6LEQlsgNgDNw?u=http://www.asklawnc.com/>

[dja@asklawnc.com](mailto:dja@asklawnc.com)

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**From:** tdolan@madisoncountync.gov  
**Sent:** Tuesday, January 19, 2021 5:12 PM  
**To:** Derek J. Allen  
**Cc:** Norris Gentry ; Whit Oliver  
**Subject:** FW: letters and E-mails in Opposition to the Planning Board Approving Grandview Campground

Mr. Allen,

Good afternoon,

As requested by the applicant, Whit Oliver, I was asked to directly send you any letters/e-mails my office has received in regards to the Grandview Campground Project Application.

There have been numerous letters received by either mine or the County Manager's office in opposition to the Madison County Planning Board granting the required *Special Use Permit* for the *Grandview Campground Project*.

Your client's project, shall be heard before the Madison County Planning Board, at some future point in time. Again, this will be in pursuit of a required " *Special Use Permit* ", needed to permit a campground facility, located on lands designated under the the Madison County Zoning Code as "Residential/Agriculture Zoning District" ("R/A").

As you may know, the project was to be heard tonight, January 19th, but the anticipated size of the projected crowd for both this project, (and another smaller, but also somewhat controversial campground project in the village area of Barnard), caused the county to reconsider the practicality of using the Madison County Courthouse in downtown Marshall for the (legally-noticed) Regular Monthly Planning Board Mtg. and having the Board hear the "Noticed" Agenda that had three separate public hearings scheduled for campground-type projects.

That being said, an ***indefinite postponement*** was warranted and announced on the county's website last Wednesday, January 13th.

I also called Mr. Oliver that day to inform him of the issues we were facing.

The anticipated crowd would likely have been overwhelming in my estimate, (perhaps 75-90 people in attendance?), and there is no immediately available (or

viable) location large enough to safely to hold such a highly-attended public hearing.

Madison County needs to hold to *Covid Protocols* , that simply would not permit such a large gathering in the courthouse, at this time.

We are focusing our collective efforts this week on reviewing alternative solutions for holding the required public hearings for the referenced Agenda's projects, but I simply do not have a location nor date, as of today to report to you.

You may reach out to me as you see the need to, on my office cell at **828-206-4573**.

Best Regards,

Terrey Dolan

Links contained in this email have been replaced. If you click on a link in the email above the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

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Date: Thu, 4 Feb 2021 13:30:12 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: FW: RE: Madison County-Alaya tent site adjoining property owners list

---

Norris,

What would be your opinion about me attending a **Saturday (2/13) Noon Meeting onsite** with the *Alaya Campground* Applicant **and** the surrounding property owners, to have an outdoor "Q/A" about the project proposal (like an **Outdoor Town Hall Meeting**)?

In all of my career, I honestly do not recall ever having such a meeting with "opposing forces", outside of the required public hearing process!

In my current capacity, meeting with the applicant, the property owner, the consultant team is ALL fine, in my mind, **OR** the surrounding landowners.....but I'm just not sure about meeting with the combined group, with me being there..  
I am not going to referee!

I told the project engineer (Warren Sugg) what my *somewhat* vague concerns are, and told him to go ahead, have the meeting with the collective opposition group, but that I would ask the county leadership first regarding my attendance.

Do we need to bring Donny in, to render an opinion?

Thanks,  
Terrey

-----Original Message-----

From: "Warren Sugg"  
Sent: Thursday, February 4, 2021 11:32am  
To: "tdolan@madisoncountync.gov"  
Subject: RE: Madison County-Alaya tent site adjoining property owners list

Thanks Terrey. This will be perfect. If you or any other staff would care to attend we plan to meet onsite on Feb 13<sup>th</sup> at 12-1.

Thanks.

**Warren M. Sugg, PE**  
(828) 252-5388  
168 Patton Avenue Asheville, NC 28801  
[www.cdcgo.com](http://www.cdcgo.com)

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**From: tdolan@madisoncountync.gov**  
**Sent: Thursday, February 4, 2021 10:49 AM**  
**To: Warren Sugg**  
**Subject: FW: Madison County-Alaya tent site adjoining property owners list**

**Warren,**

**This is the *adjoining property owners list* I rec'd from you in early January. (E-mail from you, dated January 4th)**

**Does this do it for your purposes?**

**Terrey Dolan**



-----Original Message-----

From: " [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) " < [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) >  
Sent: Monday, January 4, 2021 1:17pm  
To: "Sylvia Riddle" < [sshelton@madisoncountync.gov](mailto:sshelton@madisoncountync.gov) >  
Subject: FW: Madison County-Alaya tent site

Subject: FW: Madison County-Alaya tent site

*Alaya Campground* Adjoining Property Owner list.

Thank you,

Terrey

-----Original Message-----

From: "Warren Sugg" < [wsugg@cdcgo.com](mailto:wsugg@cdcgo.com) >  
Sent: Monday, January 4, 2021 11:21am  
To: " [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) " < [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) >  
Cc: "Derek J. Allen" < [dja@asklawnc.com](mailto:dja@asklawnc.com) >, "Charles Alexander" < [cfalexan@gmail.com](mailto:cfalexan@gmail.com) >, "John Whitley" < [alayaretreatsasheville@gmail.com](mailto:alayaretreatsasheville@gmail.com) >  
Subject: FW: Madison County-Alaya tent site

Terrey,  
See attached per your request.

Warren M. Sugg, PE  
(828) 252-5388  
168 Patton Avenue Asheville, NC 28801  
[www.cdcgo.com](http://www.cdcgo.com)



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From: [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) < [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) >  
Sent: Monday, January 4, 2021 10:28 AM  
To: Warren Sugg < [wsugg@cdcgo.com](mailto:wsugg@cdcgo.com) >  
Subject: A request

Good morning, Warren:

In an effort to save me a bit of time today, would you please resend me the *Adjoining Property List* for the Alaya Campground Project, for the upcoming Planning Board Mtg, scheduled for Tuesday, January 19th.

Thank you,

Terrey Dolan

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Date: Fri, 26 Mar 2021 09:00:14 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Britt Lee <britt563@yahoo.com>  
Subject: Re: Grandview Campground Planning Board Public Hearing Delay

---

That would be fine.

This *somewhat* got triggered yesterday, as I had previously given their engineer until yesterday morning to provide me with an updated site plan, other associated plan sheets, and new use calcs, etc.

I e-mailed them twice in the AM, and was right up against my newspaper Legal Notice deadline, and that is when Derek Allen notified me of the delay until the May 18th Planning Board date, "in an effort to work with the neighbors"...

As of now, I will be giving them until mid April to the 3rd week of April to provide me with any updated plans they wish to submit.

BTW, Alaya Retreat rescinded their application verbally yesterday, and I am now awaiting the needed *formal written request* from their group.

Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Friday, March 26, 2021 8:35am  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Re: Grandview Campground Planning Board Public Hearing Delay

Hi Terrey,

Thank you for informing me.

At what point would we receive the revised plans in order to review and prepare for the May 18th Hearing date? Shall I check in with you towards the end of April?

Thanks,

Britt

On Thursday, March 25, 2021, 03:22:37 PM EDT, tdolan@madisoncountync.gov wrote:  
Ms. Lee,

I wish to inform you that as of a couple of hours ago, the applicant for the *Grandview Campground Project*, (through their attorney, Mr. Derek Allen), requested a month long delay for the necessary Planning Board Public Hearing, to consider their Specials Use Permit request.

This means, as of now, that the project shall likely be scheduled to go before the Madison County Planning Board at their Regularly Scheduled **Tuesday, May 18th Planning Board Mtg.**

We shall, once again, attempt to schedule the hearing to be at the Madison County High School Gymnasium at 6:30 PM, on Tuesday May 18th, but we must first confirm that with the School District for the use of their facilities.

Would you please kindly pass this information along to your network of concerned property owners, as well as to your legal representative?

Thank you.

Terrey Dolan

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Date: Mon, 4 Jan 2021 11:22:28 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Sylvia Riddle <sshelton@madisoncountync.gov>  
Subject: Grandview Road Campground Adjacent Property Owners List

---

FYI...mail to the Adjacent Owner's mailing address at far right side of spreadsheet, please.

Thank you,

Terrey

-----Original Message-----

From: mbrooks@brooksea.com  
Sent: Monday, January 4, 2021 10:57am  
To: tdolan@madisoncountync.gov  
Subject: Grandview Rd Adjacent

Terry -

Here you are, let me know if anything else is needed.

Mark C. Brooks, P.E.  
Brooks Engineering Associates, P.A.  
17 Arlington Street  
Asheville, NC 28801  
(828)232-4700



Date: Tue, 12 Jan 2021 07:18:34 -0500  
From: tdolan@madisoncountync.gov  
To: thebenweaver@yahoo.com  
Subject: Fwd: Re: Grandview Campground Proposal

---

----- Forwarded message -----

From: tdolan@madisoncountync.gov  
Date: Jan 12, 2021 6:58 AM  
Subject: Re: Grandview Campground Proposal  
To: Ben Weaver  
Cc:

Good morning, Ben...Thank you for your comments on the Grandview project.

As I am now advising others, please pay close attention to the County's website over the next few days.

With some important, potential "Covid Protocols" being considered, some hearing revisions may be forthcoming. I do not have any specifics to share at this hour, however.

Best Regards,  
Terrey Dolan

On Jan 11, 2021 10:49 PM, Ben Weaver wrote:

Hello, Mr. Dolan,

I hope this email finds you well. I am reaching out to express my concerns about the proposed Grandview Campground project at 777 Grandview Road in Madison County. I live at 29 Kelly Fields Drive , directly off of Grandview, and am very concerned about impacts of additional traffic, noise, lights, and fires in this area. Echoing the comments of other nearby residents, this project is not a good fit for this area and would not be well received by the surrounding neighborhood.

Thank you for hearing and considering the concerns brought up by residents of this neighborhood.

Thank you,

Ben Weaver  
29 Kelly Fields Dr, Alexander, NC

---

Date: Thu, 25 Mar 2021 12:54:22 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: "Derek J. Allen" <dja@asklawnc.com>  
Cc: "mbrooks@brooksea.com" <mbrooks@brooksea.com>, Whit Oliver <dwhittingtonoliver@gmail.com>, Norris Gentry <ngentry@madisoncountync.gov>, "donnyjoellawsattorney@gmail.com" <donnyjoellawsattorney@gmail.com>, Danny Allen <dallen@madisoncountync.gov>, Whit Oliver <dwhittingtonoliver@gmail.com>, John Albers <albersjt@hotmail.com>  
Subject: Re: Deadline for Grandview Plan Revisions

---

Very well, Derek. Understood.

Thank you for letting me know.

Moving forward, we shall have to re-request use of the Madison County High School Gymnasium for a ( **now** ) May 18th Planning Board Hearing.

Hopefully, the School District will agree to that date and our use of the gym. I shall let you know as soon as I can.

May 18th (at 6:30 PM) is the *third Tuesday of the Month of May*, and would be the "Regularly Scheduled Planning Board Date/Time Slot" for our Planning Board...

I will be in touch.

Thanks again,  
Terrey Dolan

-----Original Message-----

From: "Derek J. Allen"  
Sent: Thursday, March 25, 2021 12:40pm  
To: "tdolan@madisoncountync.gov"  
Cc: "mbrooks@brooksea.com", "Whit Oliver", "Norris Gentry", "donnyjoellawsattorney@gmail.com", "Danny Allen", "Whit Oliver", "John Albers"  
Subject: Re: Deadline for Grandview Plan Revisions

Thanks, Terrey.

Please roll this over to the May calendar. That will give us some time to continue discussions with neighbors and work on the site plan.

Best,  
Derek

Sent from my iPhone

On Mar 25, 2021, at 12:14 PM, tdolan@madisoncountync.gov wrote:

Gentlemen,

As Mark and I have discussed, the current Grandview Campground site plan necessitates parcel setback revisions to be compliant to be compliant with the Campground Criteria in the Madison County Land Use Ordinance. I had also asked for a Phasing Plan Sheet (that has never been presented to my office, even though many neighbors allude to one), and a revised utility Routing Plan Sheet that corresponds with the revised tent and cabin layout and any revised site plan unit counts, etc.

I had preciously informed Mark last week, that I am forced to require that new site plan materials to be submitted to me by this morning, in order to successfully meet the Deadline Date (i.e. lead times) established by Gannett News for the proper Legal Notices to run in the Madison County Weekly Newspaper "**The News Record**", and thus meet statutory deadlines for the **April 20th Planning Board Public Hearing**.

I need to know in the next hour what your decision is, please. I appreciate your cooperation in this request.

Thank you,  
Terrey Dolan

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Date: Tue, 23 Mar 2021 15:24:30 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Britt Lee <britt563@yahoo.com>  
Subject: Re: 777 Grandview Follow up - Appt Request for Britt Lee

---

I will be there!

Thank you,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Tuesday, March 23, 2021 2:07pm  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Re: 777 Grandview Follow up - Appt Request for Britt Lee

Hi Terrey,  
Our home address is 351 Hidden Pond Hollow, Alexander.  
I have a meeting I'll have to run back inside for right at 12 noon, so if we can start as close to 11 as possible, that would be great!  
Thanks,  
Britt  
On Monday, March 15, 2021, 03:59:55 PM EDT, tdolan@madisoncountync.gov wrote:  
Sorry...Let's shoot for **11:00 AM on Wednesday, the 24th** .

See you then.

Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Monday, March 15, 2021 3:24pm  
To: "Terrence Dolan"  
Cc: "Britt Lee"  
Subject: Fw: 777 Grandview Follow up - Appt Request for Britt Lee

Weird! I responded right back to you, see below.  
Let me know if any of this works!  
Britt

----- Forwarded Message -----

**From:** Brittany Lee  
**To:** Terrence Dolan  
**Sent:** Saturday, March 13, 2021, 05:15:37 PM EST  
**Subject:** Re: 777 Grandview Follow up - Appt Request for Britt Lee  
Hey! How about on the 24th sometime between 11-2, or 4pm and after?  
Or the 25th at 2pm or after?  
Sure! Come out to our house. You'll pass where the campground would go, and you can see our place where it would hit our property. We won't set foot on their land.  
Britt

Sent from my iPhone

On Mar 13, 2021, at 3:55 PM, Terrence Dolan wrote:

Saw the news report...  
Yes, any day but Monday, the 22nd, shall work.  
Do you wish for me to come out there?  
Just will not trespass on the property when with others, for legal reasons.  
Terrey Dolan

On Mar 13, 2021 11:44 AM, Britt Lee wrote:

Hi Terrey!  
Hope you are well!  
I wanted to set another meeting with you, if you don't mind? There has been a LOT of activity this week with community meetings with the developers, and I would like to fill you in on additional concerns from the community and lack of response/planning for this proposal. Many of these points will not only affect this neighborhood but will also greatly affect the county itself.

Is it possible to set up a time for us to talk in person at your office, perhaps the week of March  
22nd?  
Thank you!  
Britt Lee  
828-702-4993

---



Date: Wed, 6 Jan 2021 09:01:59 -0500 (EST)  
From: My Calendar <tdolan@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: Reminder: Peggy Corbett- review of Grandview Campgrounds- 828-776-5-84

---

The following event begins in 30 minutes: Subject: Peggy Corbett- review of Grandview Campgrounds- 828-776-5-84  
Location: Office Start Time: 01/06/2021 9:30 am End Time: 01/06/2021 10:30 am

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Date: Wed, 24 Mar 2021 10:31:07 -0400 (EDT)  
From: My Calendar <tdolan@madisoncountync.gov>  
To: tdolan@madisoncountync.gov  
Subject: Reminder: Meet with Lee's at Grandview

---

The following event begins in 30 minutes: Subject: Meet with Lee's at Grandview Location: Start Time: 03/24/2021 11:00 am End Time: 03/24/2021 12:30 pm

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Date: Wed, 20 Jan 2021 07:12:41 -0500  
From: tdolan@madisoncountync.gov  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Derek Allen-attorney representing the Grandview Campground Applicant

---

Norris, good morning!

I wanted to share what Derek Allen shared in regards to this client, Grandview Campground. I was not sure if you got cc'd or not on his response yesterday evening.

Mr. Allen and I are going to have a 10:30 AM call this morning.

I may just "buy some time" prior to attempting an escape off this hill,, and take his call first, prior to coming in.

Thoughts on the call?

Do you wish to be patched in, by any chance?

Terrey

On Jan 19, 2021 5:21 PM, "Derek J. Allen" wrote:

Thank you, Terrey. Do you have some time to discuss this week? Two things, I'd like to discuss:

First, I have had a number of opportunities to engage with local government bodies during COVID times and work out through our NC court system safe alternatives to "fully in-person" meetings. I am happy to share with you the COVID-safe protocols that were recently approved by a Superior Court Judge in a Buncombe County case considering how quasi-judicial hearings should be held during this time. Namely, the process is designed to afford due process for participants, and safety for all.

Second, I know the head of this opposition group well (we've been friends for years). Once I found out there was opposition, and who it was, I reached out to her for a meeting. I was able to speak with her late last week at length. She (and they) had a very, very different idea of what was being proposed. She was comforted and relieved to hear the actual vision and proposal. To that end, we are lining up a meeting to walk the property and a follow up Zoom with all interested parties.

I have good availability tomorrow, Thursday, and Friday, and can work around your schedule. Let me know your availability.

I look forward to working with you,

Derek

**Derek J. Allen**

**ALLEN STAHL + KILBOURNE**

828.412.4026 Direct

336.339.9993 Mobile

<https://link.edgepilot.co>

---

Date: Fri, 08 Jan 2021 12:20:34 -0500  
From: tdolan@madisoncountync.gov  
To: "Moon, Paul" <paul@newsrecordandsentinel.com>  
Subject: RE: Grandview Project Proposal Plan Set

---

Excellent....any additional questions, I'll attempt to address them for you.

As I mentioned I've already worked to produce a new prototype for the future, required site Zoning Notification Signs the county uses.  
One that allows for a general project description.

Thank you,  
Terrey Dolan

On Jan 8, 2021 12:01 PM, "Moon, Paul" wrote:

Thanks, Terrey. It opens just fine.

**Paul Moon**

Senior Reporter

TNR&S---USA\_B2C

Desk: (828) 210-6071

Cell: (828) 230-3399

[paul@newsrecordandsentinel.com](mailto:paul@newsrecordandsentinel.com)

**From:** tdolan@madisoncountync.gov  
**Sent:** Friday, January 8, 2021 11:59 AM  
**To:** Moon, Paul  
**Subject:** Grandview Project Proposal Plan Set

Paul, hopefully this Plan Set for the Grandview Road Campground successfully opens for you.

Again, to review, this project is tentatively scheduled to be the third project under consideration at the upcoming January 19th Madison County Planning Board Mtg.

Again, the public hearing shall be for the approval by the Board of a "Special Use Permit", under property's current Residential/Agricultural" (R/A) Zoning.

Hope this helps you.

Best Regard,  
Terrey Dolan



Date: Tue, 19 Jan 2021 08:30:42 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: dwhittingtonoliver@gmail.com  
Subject: Good Morning

---

Whit,

As I have done with one of the other (postponed) Planning Board Agenda items, I have sent the applicant all of their related comment letters from the public received by my office, in opposition to the project.

To be fair to you as the applicant or Grandview, would you prefer for me to forward all of the Comment Letters directly to you, or to your engineer, Mark Brooks?

Please advise.

Thanks,  
Terrey Dolan

---

Date: Mon, 21 Dec 2020 09:09:28 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Debbie Shelton <dshelton@madisoncountync.gov>  
Subject: FW: Fwd: 777 Grandview Avenue camping project

---

Deb,

As soon as you can, please print me out a set of these plans at 11" x 17"..

Thanks,

Terrey

-----Original Message-----

From: "John Lapins"  
Sent: Monday, December 14, 2020 7:22am  
To: "tdolan@madisoncountync.gov"  
Subject: Fwd: 777 Grandview Avenue camping project

Hello Terrey. Just following up on my note below. Any review comments appreciated. Also, we noticed the (live) Jan planning meeting is cancelled on your website. Is the meeting virtual?

----- Forwarded message -----

From: **John Lapins** <[john.lapins@gmail.com](mailto:john.lapins@gmail.com)>  
Date: Tue, Dec 8, 2020 at 12:37 PM  
Subject: 777 Grandview Avenue camping project  
To: [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>

Hello Terrey, how goes it up in the snow belt?

Attached is our set to be submitted for planning approval. I wanted to run it by you first to get and connects we could pick up prior formal submission.

Once you think it passes muster, how many hard sets (and what size sheets?) do we need to submit? We have the application completed as well - do we need to submit multiple copies of that as well? Lastly what is the fee?

We should be able to submit by end of week in order to get on the January agenda.

Thank you!

----- Forwarded message -----

From: <[mbrooks@brooksea.com](mailto:mbrooks@brooksea.com)>  
Date: Tue, Dec 8, 2020 at 10:53 AM  
Subject: Site plans for Madison County  
To: Whit Oliver <[dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com)>  
CC: John Lapins <[john.lapins@gmail.com](mailto:john.lapins@gmail.com)>

Guys -

Attached are site plans for your review. We tried to keep it real simple as it sounded like that was all that was required. One thing we did was eliminate the loop road to the south as it may not be necessary now that the main road in/out is wide enough for two way traffic. Should save a lot of \$ in the long run. It can be added later if needed, this is more about units and density. We had to shift a couple of cabin units and make parking spaces a little bigger to comply with their ordinance. Let us know if you see any changes you want to make. You have completed the application so I assume you guys or the attorney will make application?

Mark C. Brooks, P.E.  
Brooks Engineering Associates, P.A.  
[17 Arlington Street](#)  
[Asheville, NC 28801](#)  
(828)232-4700



Date: Tue, 19 Jan 2021 14:35:36 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Britt Lee <britt563@yahoo.com>  
Cc: Sylvia Riddle <sshelton@madisoncountync.gov>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

---

That shall be fine.

Thank you,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Tuesday, January 19, 2021 2:33pm  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee" , "Christopher Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Thanks, Terrey! You must have gotten much more snow than we did!  
I'll plan to drop them off tomorrow with Ms. Shelton. I have roughly 37 letters that neighbors have entrusted me to deliver, as well as my own, opposing Grandview Group Campground. I'll likely follow up in a more official email. :-)

Thanks,  
Britt

On Tuesday, January 19, 2021, 02:06:28 PM EST, tdolan@madisoncountync.gov wrote:  
I am working from my home up near the southern portion of Wolf Laurel today (attempting to dig out, still!)

I am not confident of being in the office tomorrow AM.  
That being said, you may easily drop off any & all collected letters, and hand them to Ms. Sylvia Shelton, our Office Manager tomorrow, when it is convenient for you to do so.  
The office address is 5707 US Hwy 25/70, in Suite 5, (Marshall, NC 28753).....my office is down the long hallway on the right, across the hall from the Tax Dept.  
A hallway sign says Building Dept, as well as Planning & Zoning.  
Hope this helps.  
Terrey Dolan

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Date: Tue, 19 Jan 2021 14:06:24 -0500  
From: tdolan@madisoncountync.gov  
To: Britt Lee <britt563@yahoo.com>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

---

I am working from my home up near the southern portion of Wolf Laurel today (attempting to dig out, still!)

I am not confident of being in the office tomorrow AM.

That being said, you may easily drop off any & all collected letters, and hand them to Ms. Sylvia Shelton, our Office Manager tomorrow, when it is convenient for you to do so.

The office address is 5707 US Hwy 25/70, in Suite 5, (Marshall, NC 28753).....my office is down the long hallway on the right, across the hall from the Tax Dept.

A hallway sign says Building Dept, as well as Planning & Zoning.

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Brittany

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First of all, thank you for your comments and input, as well as your available information about the past campground site proposed by Mr. Shawn Hutchens.

Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's **Jan. 19th Mtg**.

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,

Thank you for your time this morning!

For the minutes/information regarding the 2017 case as discussed -

The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.

We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors.

If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.

Thank you for your time! I look forward to hearing back from you!

Kind regards,

Brittany Lee

351 Hidden Pond Hollow

Alexander, NC 28701

828-702-4993

Date: Sat, 16 Jan 2021 16:30:17 -0500  
From: tdolan@madisoncountync.gov  
To: Peggy Corbett <pcorbett56@gmail.com>  
Cc: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Re: Grandview Road: Proposed Campground

---

Ms. Corbett,

Thank you for your letter.

In the event you have not already been told by other Grandview Road Area neighbors, the Tuesday January 19th Planning Board Mtg. has been postponed, indefinitely.

A number of factors,, including the anticipated size of the meeting crowd, (compounded by the required Covid Protocols), rendered the Courthouse a non-feasible option for holding public hearings for all of the interested parties safely.

The postponement announcement was placed on the Madison County Website (Boards and Committees link) on Wednesday afternoon (Jan. 13th).

Staff shall be meeting this coming week to explore all options to ensure fair and safe participation for all parties.

We need make arrangements to re-schedule the necessary public hearings for all three applications, as soon as possible.

You may recall the topic of "possible meeting postponement", in our meeting two weeks ago, when you and your husband both came in, to meet with me in person.

As I have advised others, please continue to monitor the county's website for all meeting updates.

Have a nice weekend.

Best Regards,  
Terrey Dolan

On Jan 16, 2021 10:22 AM, Peggy Corbett wrote:

Terry,

I am attaching a letter that has also been mailed to your attention with the expectation that it will be shared with the Planning and Zoning Board.

I appreciate your help in answering the many questions this community has in regard to how to effectively represent our unanimous opposition to this group campground.

We take this proposal very seriously as it will most definitely affect our personal health, safety and general welfare.

I appreciate your time and cooperation,  
Peggy Corbett  
215 Hidden Pond Hollow



## Peggy Corbett

Broker | Realtor®

Blue Ridge Properties Group

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☎ (828) 776-5084

✉ [pcorbett56@gmail.com](mailto:pcorbett56@gmail.com)

🌐 [blueridgepropertiesnc.com](http://blueridgepropertiesnc.com)

📍 22 N. Main Street, Weaverville, NC 28787



[CLICK HERE TO VIEW THE NC WORKING WITH REAL ESTATE AGENTS BROCHURE](#)



Virus-free. [www.avast.com](http://www.avast.com)

Date: Fri, 08 Jan 2021 14:05:45 -0500  
From: tdolan@madisoncountync.gov  
To: "Moon, Paul" <paul@newsrecordandsentinel.com>  
Subject: Winter Scenes

---

On Jan 8, 2021 2:01 PM, tdolan@madisoncountync.gov wrote:  
This is the best I've got so far....not a whole lot...YET!

The December 1st storm (i.e. my 2nd day of work!!) was nearly 9", and the "Christmas Eve/All Christmas Day Event" was about 7-8" up here...

Just please do not use my name.

Thanks,  
Terrey

On Jan 8, 2021 12:42 PM, "Moon, Paul" wrote:

Thanks, Terrey, for the info. Any chance you'd be willing to share a photo from out your front door? Looking for pics from today's snow and it sounds like you may have a great view. No worries if you're not interested in sharing one, I just wanted to ask!

**From:** tdolan@madisoncountync.gov  
**Sent:** Friday, January 8, 2021 12:21 PM  
**To:** Moon, Paul  
**Subject:** RE: Grandview Project Proposal Plan Set

Excellent....any additional questions, I'll attempt to address them for you.

As I mentioned I've already worked to produce a new prototype for the future, required site Zoning Notification Signs the county uses.

One that allows for a general project description.

Thank you,  
Terrey Dolan

On Jan 8, 2021 12:01 PM, "Moon, Paul" <[paul@newsrecordandsentinel.com](mailto:paul@newsrecordandsentinel.com)> wrote:

Thanks, Terrey. It opens just fine.

**Paul Moon**

Senior Reporter

TNR&S---USA\_B2C

Desk: (828) 210-6071

Cell: (828) 230-3399

[paul@newsrecordandsentinel.com](mailto:paul@newsrecordandsentinel.com)

**From:** [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>  
**Sent:** Friday, January 8, 2021 11:59 AM  
**To:** Moon, Paul <[paul@newsrecordandsentinel.com](mailto:paul@newsrecordandsentinel.com)>  
**Subject:** Grandview Project Proposal Plan Set

Paul, hopefully this Plan Set for the Grandview Road Campground successfully opens for you.

Again, to review, this project is tentatively scheduled to be the third project under consideration at the upcoming January 19th Madison County Planning Board Mtg.

Again, the public hearing shall be for the approval by the Board of a "Special Use Permit", under property's current Residential/Agricultural" (R/A) Zoning.

Hope this helps you.

Best Regard,  
Terrey Dolan

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Attachment: 20210108\_140332.jpg [image/jpeg]  
Attachment: 20210108\_140453.jpg [image/jpeg]



Date: Fri, 08 Jan 2021 14:01:07 -0500  
From: tdolan@madisoncountync.gov  
To: "Moon, Paul" <paul@newsrecordandsentinel.com>  
Subject: RE: Grandview Project Proposal Plan Set

---

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Terrey

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**Paul Moon**

Senior Reporter

TNR&S---USA\_B2C

Desk: (828) 210-6071

Cell: (828) 230-3399

[paul@newsrecordandsentinel.com](mailto:paul@newsrecordandsentinel.com)



**From:** [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)>  
**Sent:** Friday, January 8, 2021 11:59 AM  
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Again, the public hearing shall be for the approval by the Board of a "Special Use Permit", under property's current Residential/Agricultural" (R/A) Zoning.

Hope this helps you.

Best Regard,

Terrey Dolan

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Attachment: 20210108\_135345.jpg [image/jpeg]  
Attachment: 20210108\_135645.jpg [image/jpeg]  
Attachment: 20210108\_135433.jpg [image/jpeg]

Date: Wed, 20 Jan 2021 12:54:43 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: RE: Derek Allen-attorney representing the Grandview Campground Applicant

---

Norris,

How's things on the vaccine front?

Staying warm enough?  
-----

To update you,  
I just learned (from speaking with him), that Derek Allen is the land use attorney **for both**  
Grandview and Alaya!

He feels there is a (new) North Carolina Superior Court Judge's ruling (in Asheville), that may allow for alternative hearing processes, in order to go forward (in lieu of in-person testimony) for Local Govt. Public Hearings, due to Covid Safety Protocols.

I asked him to call Donny Laws, who he says he knows, to discuss his position further.

I told him I was hoping to be speaking with Donny on Friday morning, and we may discuss this further with him, then.  
Hopefully, he can catch Donny prior to our Friday AM call to discuss future public hearing logistics.

FYI,  
Terrey

-----Original Message-----

From: tdolan@madisoncountync.gov  
Sent: Wednesday, January 20, 2021 7:26am  
To: "Norris Gentry"  
Subject: RE: Derek Allen-attorney representing the Grandview Campground Applicant

Understood.  
I shall fill you in later.  
Be safe.  
Terrey

On Jan 20, 2021 7:24 AM, Norris Gentry wrote:

**Good Morning Terrey. I am unavailable today. I am working the Vaccination Clinic at the Fair Grounds. Mr. Allen's offer to share what has been "approved" in Buncombe as "an alternative" is certainly a worthy conversation. We will certainly entertain workable options during this current environment. Take care and stay safe. Talk tomorrow anytime. Have a Great Day.**

**From:** tdolan@madisoncountync.gov [mailto:tdolan@madisoncountync.gov]  
**Sent:** Wednesday, January 20, 2021 7:13 AM  
**To:** Norris Gentry  
**Subject:** Derek Allen-attorney representing the Grandview Campground Applicant

Norris, good morning!

I wanted to share what Derek Allen shared in regards to this client, Grandview Campground. I was not sure if you got cc'd or not on his response yesterday evening.

Mr. Allen and I are going to have a 10:30 AM call this morning.

I may just "buy some time" prior to attempting an escape off this hill,, and take his call first, prior to coming in.

Thoughts on the call?

Do you wish to be patched in, by any chance?

Terrey

On Jan 19, 2021 5:21 PM, "Derek J. Allen" wrote:

Thank you, Terrey. Do you have some time to discuss this week? Two things, I'd like to discuss:

First, I have had a number of opportunities to engage with local government bodies during COVID times and work out through our NC court system safe alternatives to "fully in-person" meetings. I am happy to share with you the COVID-safe protocols that were recently approved by a Superior Court Judge in a Buncombe County case considering how quasi-judicial hearings should be held during this time. Namely, the process is designed to afford due process for participants, and safety for all.

Second, I know the head of this opposition group well (we've been friends for years). Once I found out there was opposition, and who it was, I reached out to her for a meeting. I was able to speak with her late last week at length. She (and they) had a very, very different idea of what was being proposed. She was comforted and relieved to hear the actual vision and proposal. To that end, we are lining up a meeting to walk the property and a follow up Zoom with all interested parties.

I have good availability tomorrow, Thursday, and Friday, and can work around your schedule. Let me know your availability.

I look forward to working with you,

Derek

**Derek J. Allen**

**ALLEN STAHL + KILBOURNE**

828.412.4026 Direct

336.339.9993 Mobile

<https://link.edgepilot.co>

---

Date: Wed, 20 Jan 2021 07:26:15 -0500  
From: tdolan@madisoncountync.gov  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: RE: Derek Allen-attorney representing the Grandview Campground Applicant

---

Understood.  
I shall fill you in later.  
Be safe.

Terrey

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Derek

**Derek J. Allen**

**ALLEN STAHL + KILBOURNE**

828.412.4026 Direct

336.339.9993 Mobile

<https://link.edgepilot.co>

---

Date: Mon, 22 Feb 2021 14:41:07 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Danny Allen <dallen@madisoncountync.gov>  
Subject: FW: Petition Addressees and Link to Online Petition Opposing Grandview Road Group Campground

---

Jut an FYI...

Terrey

-----Original Message-----

From: "tdolan@madisoncountync.gov"  
Sent: Monday, February 22, 2021 2:25pm  
To: "Derek Allen"  
Cc: "Norris Gentry" , donnyjoellawsattorney@gmail.com  
Subject: FW: Petition Addressees and Link to Online Petition Opposing Grandview Road Group Campground

Mr. Allen,

Per your request, enclosed are both the link for the actual (Online) Petition in opposition to **Grandview Campground** , as well as a pdf for the large number of signatures that Ms. Britt Lee attests are in opposition to the project. She has kindly provided me with both items, and I informed her I was passing them along to you, as it is to be considered by this office as "public information".

Please let me know if you require any additional information.

Again, FYI: the Grandview Campground Proposal is to be heard before the Madison County Planning Board at **6:30 PM, Tuesday, April 20th** .

The public hearing for the proposal's request for a " *Special Use Permit* " shall be the Madison County's Planning Board's only Agenda Item that evening, (as of now); and will be heard at the large conference room at the **North Carolina Cooperative Extension Office, at 258 Carolina Lane, Marshall, NC 28753**.

Legal Notices shall be posted in *The News Record* , in both the March 31st and the April 7th Editions (Weekly Newspaper).

<http://chnq.it/hJTzjSN4>

Please reach out to me with any additional needs.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Tuesday, February 16, 2021 8:52am  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,

Thank you for your time yesterday! It was good to finally meet you in person and discuss our concerns with this proposal. **To summarize, we do not feel that this area, with a zoned priority for farming and low density, can handle such a high density infrastructurally demanding project.**

We will communicate back to the community that the Grandview project would not be heard at a March Public Hearing and we will stay tuned for an April hearing or a date beyond that.

I wanted to provide you with some additional information to add to our file. I am also attaching the Discussion Points I gave you yesterday, that were directly from the developers. Again, please note that these were distributed to the community, and the community does not feel that their concerns are being addressed. I have also attached a few more images showing the amount of residences that surround this proposal, and the narrow road that would be used for the excessive amount of traffic coming in/out of this facility. If you can also add the plans showing how the tent sites will contain their own individual bathrooms and HVAC systems I provided to you yesterday to our file, that would be appreciated as well.

Furthermore, I am attaching the current look at the online petition that over 450 to date have signed in opposition. I would also like for you to know that the community has raised approximately \$3,000.00 and rising, to help with opposition efforts against the developers. There are flyers being distributed throughout the community in opposition and a separate email account called "stopgrandviewcampground@gmail.com" has been created to help facilitate community efforts against this project. If you've been to the area recently, you will also see yard signs along the way in front of numerous residences showing opposition to this project. It has created quite the stir, as you already are aware!

I hope this documentation will help the Planning Board agree that this would be a detrimental project to this area.

If you have any questions, please let me know!

Thank you,

Britt

On Friday, February 5, 2021, 01:13:32 PM EST, tdolan@madisoncountync.gov wrote:

Yes, see you then.

Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Friday, February 5, 2021 1:05pm

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!

Haha! Well, it's a random holiday our office gave us since they didn't give us MLK day!

Yes, we can be there on the 15th at 11am. Yes, across the hall from the Tax Dept at the 5707 building?

Thanks,

Britt

On Friday, February 5, 2021, 12:58:20 PM EST, tdolan@madisoncountync.gov wrote:

Hello Britt,

Yes! Somewhat surprisingly, Madison County **is not closed for President's Day!**

I can meet, say at **11:00 AM on Monday, February 15th, here at our offices**, if that works for you?

Do you have the location?

Please RSVP.

Thanks,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Friday, February 5, 2021 12:12pm

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee", "Christopher Lee"

Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey!

Thank you for responding, and for the information!

1) Not sure if you are closed for Feb. 15th holiday but if not, we could meet anytime that day. We also have the afternoon of the 16th and 17th open as well, anytime let's say 2:30pm and onward. Would any of these times work for you?

2) Great information to have! And yes, I agree, in speaking to many of the community who have an interest in this proposal, I do know a fair amount of them do not have zoom meeting capabilities, including some of the adjoining property owners.

Thank you!

Britt

On Friday, February 5, 2021, 11:56:27 AM EST, tdolan@madisoncountync.gov wrote:

1) Just let me know when you'd like to meet, and I'll double check my calendar.

2) Secondly, the county is on an "***Indefinite Hold***" due to the need to ensure Covid Protocols are met, and until we can get a better understanding on how to proceed with "Public Hearings" where folks are not actually in person, if that is at all appropriate.

FYI, some very recent judges' rulings, (but not yet in our Superior Court District, to my knowledge) have allowed for Zoom Public Input. Unfortunately, this county seems to be (unfairly) lacking in the ability to ensure everyone has a fair chance to provide their input, via the lack of internet connection, etc.

That being said, there shall be no further Madison County Planning Board, or Board of Adjustment, Public Hearings scheduled until we can confidently, safely and fairly provide the public with their opportunity to express their opinions on projects seeking their required approvals from these two Boards.

Look forward to hearing back from you.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Friday, February 5, 2021 11:05am  
To: "tdolan@madisoncountync.gov"  
Cc: "Sylvia Riddle", "Christopher Lee", "Britt Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,  
I hope you have had a great week!  
I'm following up on a possible appointment to me, however in the meantime can you please provide me with any update you may have on whether the Feb 16th Public Hearing to review the 777 Grandview project will take place?  
Thank you!

Britt  
On Monday, January 25, 2021, 08:06:38 AM EST, Britt Lee wrote:

Hi Terrey,  
Kindly following up on this. Could we possibly schedule an hour with you this week, perhaps, so we can go through some concerns we have, and hopefully you can answer some questions for us?  
We would greatly appreciate it!

Thank you,  
Britt Lee  
On Wednesday, January 20, 2021, 04:50:28 PM EST, Britt Lee wrote:

Hi Terrey!  
I left the documents today with Sylvia for you to receive when you return to the office.  
Also, Christopher and I would like to set up an appt with you to go through some questions that we have in relation to our own adjoining property with this proposed plan. We've been reviewing the Land Ordinance language and want to ensure we understand the special permit language versus how the layout of the plans for the campground facility we've seen. I think this would be easier if we could do in person so we can look at the plans together? Please let us know when you might have some time available in the next few business days. We would greatly appreciate it!

Thank you,  
Britt Lee  
On Tuesday, January 19, 2021, 02:35:38 PM EST, tdolan@madisoncountync.gov wrote:  
That shall be fine.

Thank you,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Tuesday, January 19, 2021 2:33pm  
To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee", "Christopher Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Thanks, Terrey! You must have gotten much more snow than we did!  
I'll plan to drop them off tomorrow with Ms. Shelton. I have roughly 37 letters that neighbors have entrusted me to deliver, as well as my own, opposing Grandview Group Campground. I'll likely follow up in a more official email. :-)  
Thanks,  
Britt

On Tuesday, January 19, 2021, 02:06:28 PM EST, tdolan@madisoncountync.gov wrote:  
I am working from my home up near the southern portion of Wolf Laurel today (attempting to dig out, still!)

I am not confident of being in the office tomorrow AM.  
That being said, you may easily drop off any & all collected letters, and hand them to Ms. Sylvia Shelton, our Office Manager tomorrow, when it is convenient for you to do so.  
The office address is 5707 US Hwy 25/70, in Suite 5, (Marshall, NC 28753).....my office is down the long hallway on the right, across the hall from the Tax Dept.  
A hallway sign says Building Dept, as well as Planning & Zoning.  
Hope this helps.



Terrey Dolan

On Jan 19, 2021 1:10 PM, Britt Lee wrote:

Hi Terrey,  
Due to the amount of signed letters that I'm receiving from my neighbors, it would be easier for me to hand deliver these directly to you instead of mailing. Can you please let me know if I need to make an appt for this?

Thanks,  
Britt Lee

On Wednesday, January 13, 2021, 04:26:46 PM EST, Britt Lee wrote:

Thank you, Terrey! (FYI, the website indicates Jan. 19, 2020, not 2021.) This is good news for us, as we do need to speak to this. For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns.

I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,  
Britt

On Wednesday, January 13, 2021, 02:43:48 PM EST, tdolan@madisoncountync.gov wrote:

Please review the county website in a couple of hours.

In short, the Planning Board Mtg, (and the public hearings) have been postponed until further notice. Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd. Hope this answers your questions for the time being.  
Terrey Dolan

On Jan 13, 2021 2:01 PM, Britt Lee wrote:

Hi Terrey,

I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.

We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream.

Also, I wanted to see if you had any update on the application from the Hutchens case from 2017? Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

Kind regards,  
Brittany Lee  
828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee wrote:

Hi Terry!

Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.

We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

Thank you,  
Brittany

On Monday, January 11, 2021, 03:31:01 PM EST, tdolan@madisoncountync.gov wrote:

First of all, thank you for your comments and input, as well as your available information about the past campground site proposed by Mr. Shawn Hutchens.

Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's **Jan. 19th Mtg**.

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,

Thank you for your time this morning!

For the minutes/information regarding the 2017 case as discussed -

The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.

We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors. If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.

Thank you for your time! I look forward to hearing back from you!

Kind regards,

Brittany Lee

351 Hidden Pond Hollow

Alexander, NC 28701

828-702-4993

On Jan 19, 2021 1:10 PM, Britt Lee wrote:

Hi Terrey,

Due to the amount of signed letters that I'm receiving from my neighbors, it would be easier for me to hand deliver these directly to you instead of mailing. Can you please let me know if I need to make an appt for this?

Thanks,

Britt Lee

On Wednesday, January 13, 2021, 04:26:46 PM EST, Britt Lee wrote:

Thank you, Terrey! (FYI, the website indicates Jan. 19, 2020, not 2021.) This is good news for us, as we do need to speak to this. For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns.

I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,

Britt

On Wednesday, January 13, 2021, 02:43:48 PM EST, tdolan@madisoncountync.gov wrote:

Please review the county website in a couple of hours.

In short, the Planning Board Mtg, (and the public hearings) have been postponed until further notice. Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd.

Hope this answers your questions for the time being.

Terrey Dolan

On Jan 13, 2021 2:01 PM, Britt Lee wrote:

Hi Terrey,

I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.

We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream. Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?

Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

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Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

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828-702-4993

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Thank you for your time! I look forward to hearing back from you!

Kind regards,

Brittany Lee

351 Hidden Pond Hollow

Alexander, NC 28701

828-702-4993

Date: Mon, 15 Mar 2021 14:22:30 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Britt Lee <britt563@yahoo.com>  
Subject: Re: 777 Grandview Follow up - Appt Request for Britt Lee

---

Hello,

I am still awaiting word back from you on a scheduled meeting day and time...

Thinks,  
Terrey Dolan

-----Original Message-----

From: "Terrence Dolan"  
Sent: Saturday, March 13, 2021 3:55pm  
To: "Britt Lee"  
Subject: Re: 777 Grandview Follow up - Appt Request for Britt Lee

Saw the news report...  
Yes, any day but Monday, the 22nd, shall work.  
Do you wish for me to come out there?  
Just will not trespass on the property when with others, for legal reasons.  
Terrey Dolan

On Mar 13, 2021 11:44 AM, Britt Lee wrote:

Hi Terrey!

Hope you are well!

I wanted to set another meeting with you, if you don't mind? There has been a LOT of activity this week with community meetings with the developers, and I would like to fill you in on additional concerns from the community and lack of response/planning for this proposal. Many of these points will not only affect this neighborhood but will also greatly affect the county itself.

Is it possible to set up a time for us to talk in person at your office, perhaps the week of March 22nd?

Thank you!

Britt Lee

828-702-4993

---

Date: Wed, 24 Mar 2021 17:08:25 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Vickers Russe Law PLLC <vickersrusselawpllc@gmail.com>  
Subject: Re: Whit Oliver, Owner for Grandview Campground Project and Mark Brooks, Engineer for Grandview

---

Thank you...I shall review.

Terrey Dolan

-----Original Message-----

From: "Vickers Russe Law PLLC"  
Sent: Wednesday, March 24, 2021 5:03pm  
To: "tdolan@madisoncountync.gov"  
Subject: Re: Whit Oliver, Owner for Grandview Campground Project and Mark Brooks, Engineer for Grandview

Dear Terrey,

Please see attached a copy of the letter I mailed out to you today on behalf of my clients Britt and Christopher Lee. Please let me know if you have any questions, or answers to my question.

Regards,

Rupa Vickers Russe  
Bar Licensed Attorney, D.C. and N.C.  
(c) 828-380-9522  
Vickers Russe Law, PLLC

This communication, together with any attachments, may contain information that is confidential, proprietary, legally privileged or otherwise exempt from disclosure. If you are not the intended recipient of this communication, you are hereby notified that the distribution, reading, copying or other use of this communication and any attachments hereto is strictly prohibited. If you have received this in error, please reply immediately to the sender or destroy this communication. Thank you for your cooperation.

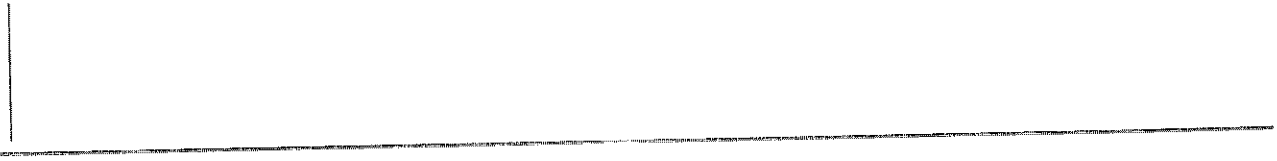


On Thu, Feb 25, 2021 at 12:41 PM [tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov) <[tdolan@madisoncountync.gov](mailto:tdolan@madisoncountync.gov)> wrote:  
Rupa,

This what I have for the Grandview Project

Mr. Mark Brooks: (Engineer for Grandview):  
[mbrooks@brooksea.com](mailto:mbrooks@brooksea.com)

Mr. Whit Oliver: (Co-Owner) :  
[dwhittingtonoliver@gmail.com](mailto:dwhittingtonoliver@gmail.com)





Date: Mon, 29 Mar 2021 15:27:31 -0400 (EDT)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Warren Sugg <wsugg@cdcgo.com>, Whit Oliver <dwhittingtonoliver@gmail.com>, Derek Allen <dja@asklawnc.com>  
Subject: Grandview Campground Information and additional needs

---

Gentlemen,

**Some updates:**

Please be advised that I shall need **all** revised site plan information, (previously requested) by April 21st, or earlier..., in order to meet the necessary lead time for ordering and meeting the Legal Notice Deadlines **for the May 18th Planning Board Hearing** .

FYI, we are *still* attempting to secure the much larger Madison County High School Gymnasium for the anticipated crowd. I will be sure to keep your team apprised on our efforts.

In fact, the earlier you are able to supply the requested site plan revisions, the better.

As a new request, one or more schematics (and plan views) of the typical tent (and cabin) floor plans are required for our review. Please kindly be sure to provide dimensions, heights of the various units, and elevation views for both the tents and the cabins.

Please summarize what (typical) items are actually being supplied in the tents?  
Any electrical power source proposed, on a tent by tent (or cabin) basis?, .....

Are the units being heated or cooled by any means?

How is fire suppression being addressed?  
Is a liquor license being sought for the proposed 3,000 sq. foot clubhouse?

Thank you.

Terrey Dolan

---

Date: Wed, 6 Jan 2021 11:59:38 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: pcorbett56@gmail.com  
Subject: Grandview Project Proposal

---

Peggy and Tim,

Thank you both very much for your interest in the *Grandview Proposal*, and your input in describing Madison County from your perspective..... It was a pleasure to meet with both of you this morning.

It certainly helps me to learn the county more rapidly with citizens describing the "lay of the land".

Per your request, attached is the *Grandview Plan* set.

If you have any further question, please feel free to reach back out to me.

Best Regards,

Terrey Dolan

---

Date: Wed, 2 Dec 2020 08:40:51 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: John Lapins <john@329kendall.com>  
Subject: Re: 777 Grandview Glamping project

---

Please go ahead and call me now at 239-229-7397.

Terrey Dolan

-----Original Message-----

From: "John Lapins"  
Sent: Tuesday, December 1, 2020 10:24pm  
To: "tdolan@madisoncountync.gov"  
Cc: "dallen@madisoncountync.gov"  
Subject: Re: 777 Grandview Glamping project

Nice little bit of Mother Nature up there it sounds. I'm a Michigan guy so know all about snow. Apologies as I am just now seeing your note at 10:20pm. Let me know if you have a free moment tomorrow. Thank you Terry and I hope you get dug out soon! Enjoy your day.

---

**From:** tdolan@madisoncountync.gov  
**Sent:** Tuesday, December 1, 2020 4:27:00 PM  
**To:** John Lapins  
**Cc:** dallen@madisoncountync.gov  
**Subject:** RE: 777 Grandview Glamping project

Hello John,

Not only did we get buried in about 9" of snow at our new home last night and all day today, (up near Wolf Laurel) it was only my second day on the job!

Nonetheless, the property management company is attempting to get the road up to our mountain plowed, but it may not be until later on tomorrow!

Please ring me at 239-229-7397 **today**, if possible, and we can discuss plans to meet.

Thank you,

Terrey Dolan  
Director of Planning and Zoning  
Madison County

-----Original Message-----

From: "John Lapins"  
Sent: Tuesday, December 1, 2020 11:11am  
To: "tdolan@madisoncountync.gov"  
Cc: "Whit Oliver"  
Subject: 777 Grandview Glamping project

Good Morning Terry. I hear you are snowed in today but I hope you are enjoying your morning wherever you are located. Also, congratulations on starting a new position with Madison County.

We are looking at a 50 acre property at 777 Grandview (southern portion of Madison County) for a "glamping" campground operation and I wanted to reach out to give you an overview and get your thoughts on a few items. We will be submitting for site plan approval (special permit) over the next couple months but are starting site layouts and budgeting now. The initial phase is focused on 25 platform tents - 15 with full bathrooms inside & 10 using common bathrooms - with a simple common building for those shower rooms, service areas, check in and guest gathering space.

I am investigating incinerator toilets in particular with respect to designing our septic system and have been in touch with Trish Angoli (NC state engineer for the Asheville region) who is supportive but suggested I reach out to our local building department to ensure the fixture is acceptable. I have provided a link to a couple units below - If you are not familiar, they are quite simple as they use no water/produce no (piped) waste. They simply incinerate deposits (solid and/or liquid) down to simple ashes which are easily removed/disposed. The system is vented as you can see. We would utilize the electric model. As such, we would not have any "black" water but rather a "gray" water system at reduced volume to deal with.

Incinerator toilets:

[https://inspectapedia.com/septic/Incinerating\\_Toilet\\_Incinolet.php](https://inspectapedia.com/septic/Incinerating_Toilet_Incinolet.php)  
<https://incineratingtoilets.com/us/product/cinderella-classic-with-vent-kit/>

If you might have a moment this week for a call, I would appreciate it. Let me know what works best for you or my partner and I will be up in the area (we live in Greenville SC) tomorrow if you happen to have a moment. We could present the project and then talk about some details like the toilets or tent permitting (temp structures?).

Let me know when we can connect by phone or in person (tomorrow).  
Thank you and enjoy your day.

---

Date: Wed, 13 Jan 2021 09:29:15 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Jared

---

Spoke at length with Jared and he seems to share my concerns regarding the hearing prospects.

As I see it now:

- Massive crowd may wish to attend, for the two (of the three) projects. Maybe be well over 50, 75, or even more (?) to speak in regards to the Grandview Camping Project and Alaya Campground (Barnard). Jared shared there is a new Facebook Page established for the Grandview Site. I have fielded, since last week, upwards of 35 calls or e-mails from surrounding neighbors (for both projects), and not one positive comment has been received by my office.
- Of course, Ms. Cody's current position weighs heavily on me, for any Live Mtgs. in upcoming future.
- We presently have no true idea how, once the panels are installed in the Courthouse, how poor or acceptable the acoustics and the existing audio equipment will perform for the purposes of next Tuesday's scheduled hearing.
- Jared is in the process of personally reaching out to the Planning Board Members to better understand their opinion. I shall keep you posted on the wishes of the Board as soon as I hear back from Mr. Silver.

Terrey

---

Date: Tue, 19 Jan 2021 17:11:42 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Derek Allen <dja@asklawnc.com>  
Cc: Norris Gentry <ngentry@madisoncountync.gov>, Whit Oliver <dwhittingtonoliver@gmail.com>  
Subject: FW: letters and E-mails in Opposition to the Planning Board Approving Grandview Campground

---

Mr. Allen,

Good afternoon,

As requested by the applicant, Whit Oliver, I was asked to directly send you any letters/e-mails my office has received in regards to the Grandview Campground Project Application.

There have been numerous letters received by either mine or the County Manager's office in opposition to the Madison County Planning Board granting the required *Special Use Permit* for the *Grandview Campground Project*.

Your client's project, shall be heard before the Madison County Planning Board, at some future point in time. Again, this will be in pursuit of a required " *Special Use Permit* ", needed to permit a campground facility, located on lands designated under the the Madison County Zoning Code as "Residential/Agriculture Zoning District" ("R/A").

As you may know, the project was to be heard tonight, January 19th, but the anticipated size of the projected crowd for both this project, (and another smaller, but also somewhat controversial campground project in the village area of Barnard), caused the county to reconsider the practicality of using the Madison County Courthouse in downtown Marshall for the (legally-noticed) Regular Monthly Planning Board Mtg. and having the Board hear the "Noticed" Agenda that had three separate public hearings scheduled for campground-type projects.

That being said, an *indefinite postponement* was warranted and announced on the county's website last Wednesday, January 13th.

I also called Mr. Oliver that day to inform him of the issues we were facing.

The anticipated crowd would likely have been overwhelming in my estimate, (perhaps 75-90 people in attendance?), and there is no immediately available (or viable) location large enough to safely to hold such a highly-attended public hearing.

Madison County needs to hold to *Covid Protocols* , that simply would not permit such a large gathering in the courthouse, at this time.

We are focusing our collective efforts this week on reviewing alternative solutions for holding the required public hearings for the referenced Agenda's projects, but I simply do not have a location nor date, as of today to report to you.

You may reach out to me as you see the need to, on my office cell at **828-206-4573**.

Best Regards,  
Terrey Dolan

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Date: Tue, 12 Jan 2021 09:46:05 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Clifton Williams <cwilliams@asklawnc.com>  
Subject: RE: 777 Grandview Project

---

Mr. Williams,

Understood. I shall include you (as the applicant's counsel) in any future actions or correspondences. related to the project.

My plan is to reach out to all three (Planning Board) "Special Use Permit" applications' teams tomorrow early.

With possible *Covid Protocols* , awaiting implementation, there "may" be some public hearing revisions I shall need to discuss with the applicants. I do not have any further specifics to share at this hour, however.

I shall be in touch.

Terrey Dolan

-----Original Message-----

From: "Clifton Williams"  
Sent: Tuesday, January 12, 2021 9:27am  
To: "tdolan@madisoncountync.gov"  
Subject: 777 Grandview Project

Mr. Dolan:

We are working with an applicant who submitted an application for a special use permit for property at 777 Grandview in Madison County. I've learned that the applicant is on the Planning Board schedule for 1/19/21. Can you please send any staff reports and notices (Meeting notice, notices to adjoining landowners, etc) that have been or will be generated for that meeting/project?

Sincerely,



**Clifton Williams**  
*Attorney*  
**Allen Stahl + Kilbourne**  
**20 Town Mountain Road**  
**Suite 100**  
**Asheville, NC 28801**  
828.575.5242 Direct  
828.254.4778 Main  
919.349.2248 Mobile  
828.254.6646 Fax  
[www.asklawnc.com](http://www.asklawnc.com)  
[cwilliams@asklawnc.com](mailto:cwilliams@asklawnc.com)

---



Date: Thu, 14 Jan 2021 06:25:26 -0500  
From: tdolan@madisoncountync.gov  
To: Kristy Moeller <kdmstrong@yahoo.com>  
Subject: Re: Opposition to Grandview Road Group Campground

---

Good morning....the decision has been made, as of yesterday, that next Tuesday's (Jan 19th) Planning Bd Mtg, and the three associated public hearings for the 3 projects, has been indefinitely postponed.

With Covid guidance and guidelines, compounded by the anticipated crowd, we can not safely support all of the interested parties at the Madison County Courthouse.

That being said, for the meantime, I am welcoming all fielding all calls, e-mails and questions about the projects from the general public.

The County's Website (under Boards and Committees) has the announcement noting the Planning Board Mtg's postponement.

It is unlikely that the meeting will be re-scheduled until late February or potentially into March, as of this date.

You are welcome to reach out to me at your convenience.

Best Regards,  
Terrey Dolan

On Jan 13, 2021 11:36 PM, Kristy Moeller wrote:

Greetings, Terrence.

Please find my letter re: my opposition to the proposed Grandview Group Campground attached. (I will mail a hard copy of the letter as well.) My understanding is that you will present my letter/email to the planning board- is that correct? What other parties would you recommend that I send my letter of opposition?

thank you,

Kristy

---

Date: Wed, 24 Mar 2021 10:31:07 -0400 (EDT)  
From: tdolan@madisoncountync.gov  
To: 2392297397@txt.att.net

---

Reminder: Meet with Lee's at Grandview Starts in 30 minutes 03/24/2021 11:00 am

---

Date: Fri, 5 Feb 2021 11:56:24 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Britt Lee <britt563@yahoo.com>  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

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1) Just let me know when you' like to meet, and I'll double check my calendar.

2) Secondly, the county is on an " ***Indefinite Hold*** " due to the need to ensure Covid Protocols are met, and until we can get a better understanding on how to proceed with "Public Hearings" where folks are not actually in person, if that is at all appropriate.

FYI, some very recent judges' rulings, ( but not yet in our Superior Court District, to my knowledge ) have allowed for Zoom Public Input. Unfortunately, this county seems to be (unfairly) lacking in the ability to ensure everyone has a fair chance to provide their input, via the lack of internet connection, etc.

That being said, there shall be no further Madison County Planning Board, or Board of Adjustment, Public Hearings scheduled until we can confidently, safely and fairly provide the public with their opportunity to express their opinions on projects seeking their required approvals form these two Boards.

Look forward to hearing back from you.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Friday, February 5, 2021 11:05am  
To: "tdolan@madisoncountync.gov"  
Cc: "Sylvia Riddle", "Christopher Lee", "Britt Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground (PIN 9714-69-6653)

Hi Terrey,  
I hope you have had a great week!  
I'm following up on a possible appointment to me, however in the meantime can you please provide me with any update you may have on whether the Feb 16th Public Hearing to review the 777 Grandview project will take place?  
Thank you!

Britt

On Monday, January 25, 2021, 08:06:38 AM EST, Britt Lee wrote:

Hi Terrey,  
Kindly following up on this. Could we possibly schedule an hour with you this week, perhaps, so we can go through some concerns we have, and hopefully you can answer some questions for us?  
We would greatly appreciate it!  
Thank you,  
Britt Lee

On Wednesday, January 20, 2021, 04:50:28 PM EST, Britt Lee wrote:

Hi Terrey!  
I left the documents today with Sylvia for you to receive when you return to the office.  
Also, Christopher and I would like to set up an appt with you to go through some questions that we have in relation to our own adjoining property with this proposed plan. We've been reviewing the Land Ordinance language and want to ensure we understand the special permit language versus how the layout of the plans for the campground facility we've seen. I think this would be easier if we could do in person so we can look at the plans together? Please let us know when you might have some time available in the next few business days. We would greatly appreciate it!  
Thank you,  
Britt Lee

On Tuesday, January 19, 2021, 02:35:38 PM EST, tdolan@madisoncountync.gov wrote:  
That shall be fine.

Thank you,

Terrey Dolan

-----Original Message-----

From: "Britt Lee"  
Sent: Tuesday, January 19, 2021 2:33pm

To: "tdolan@madisoncountync.gov"  
Cc: "Britt Lee" , "Christopher Lee"  
Subject: Re: Brittany Lee - Follow-up from phone call regarding Grandview Road Group  
Campground (PIN 9714-69-6653)

Thanks, Terrey! You must have gotten much more snow than we did!  
I'll plan to drop them off tomorrow with Ms. Shelton. I have roughly 37 letters that neighbors have entrusted me to deliver, as well as my own, opposing Grandview Group Campground. I'll likely follow up in a more official email. :-)

Thanks,  
Britt

On Tuesday, January 19, 2021, 02:06:28 PM EST, tdolan@madisoncountync.gov wrote:  
I am working from my home up near the southern portion of Wolf Laurel today (attempting to dig out, still!)

I am not confident of being in the office tomorrow AM.  
That being said, you may easily drop off any & all collected letters, and hand them to Ms. Sylvia Shelton, our Office Manager tomorrow, when it is convenient for you to do so.  
The office address is 5707 US Hwy 25/70, in Suite 5, (Marshall, NC 28753).....my office is down the long hallway on the right, across the hall from the Tax Dept.  
A hallway sign says Building Dept, as well as Planning & Zoning.  
Hope this helps.  
Terrey Dolan

On Jan 19, 2021 1:10 PM, Britt Lee wrote:

Hi Terrey,  
Due to the amount of signed letters that I'm receiving from my neighbors, it would be easier for me to hand deliver these directly to you instead of mailing. Can you please let me know if I need to make an appt for this?

Thanks,  
Britt Lee

On Wednesday, January 13, 2021, 04:26:46 PM EST, Britt Lee wrote:

Thank you, Terrey! (FYI, the website indicates Jan. 19, 2020, not 2021.) This is good news for us, as we do need to speak to this. For us personally, and for many neighbors around, this is a huge issue and we need the Planning Board to understand our concerns.

I will plan to mail these letters to you, in light of the delay.

I will also plan to touch base with you to see about the minutes from the 2017 case.

Thank you,  
Britt

On Wednesday, January 13, 2021, 02:43:48 PM EST, tdolan@madisoncountync.gov wrote:

Please review the county website in a couple of hours.

In short, the Planning Board Mtg, (and the public hearings) have been postponed until further notice. Based on the anticipated crowd for two of the Agenda's listed projects up for consideration, the Courthouse would not be able to safely accommodate the crowd.

Hope this answers your questions for the time being.

Terrey Dolan

On Jan 13, 2021 2:01 PM, Britt Lee wrote:

Hi Terrey,

I hope you are having a good week thus far! I just left you a voicemail however I wanted to follow up via email as well.

We have been continuing to follow up on the status of the public hearing on Jan. 19th, and did see from the recording of the Commissioners Meeting last night that they voted to let the Planning Board decide whether or not to postpone. I haven't seen an update yet on the County website, but did want to let you know that we would like to plan to Live Stream this meeting if it moves forward on the 19th. As you are already aware, there are quite a lot of concerned members in our community on this proposal and many of them should be able to have a voice in this matter as it greatly affects them, including myself and my partner. Please let me know what accommodations can be made so we can set up the live stream.

Also, I wanted to see if you had any update on the application from the Hutchens case from 2017?

Lastly, as there are delays in our USPS service currently, I have many letters from our community that I would like to hand deliver to you by Monday next week so they can be seen prior to the hearing. Can you let me know when it's a good time to drop these by? I'm happy to make an appointment with you.

Kind regards,

Brittany Lee

828-702-4993

On Monday, January 11, 2021, 03:43:14 PM EST, Britt Lee wrote:

Hi Terry!

Thank you for your response. I look forward to hearing about the 2017 case with Mr. Hutchens, and obtain minutes from that meeting.

We will be watching closely for updates on the meeting. I've been informed that COVID cases are on the rise here, and also another neighbor shared with me that there are restrictions on the amount of people allowed in the courtroom. I feel for adjoining property owners especially, this is an issue as we all need to be heard at this hearing. I strongly suggest that the hearing is delayed so that a virtual option is available.

Thank you,  
Brittany

On Monday, January 11, 2021, 03:31:01 PM EST, tdolan@madisoncountync.gov wrote:

First of all, thank you for your comments and input, as well as your available information about the past campground site proposed by Mr. Shawn Hutchens.

Since we spoke earlier this morning, there "may" be some developing issues about the upcoming Public Hearings scheduled for the Madison County Planning Board's **Jan. 19th Mtg**.

At this hour, I would strongly urge you to pay very close attention to the County's Website (over the next few days) for some *possible* upcoming revisions, pertinent to the January 19th Hearing process, date, time, etc.

Best Regards,  
Terrey Dolan

-----Original Message-----

From: "Britt Lee"

Sent: Monday, January 11, 2021 10:53am

To: "tdolan@madisoncountync.gov"

Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

Hi Terry,

Thank you for your time this morning!

For the minutes/information regarding the 2017 case as discussed -

The hearing was on May 16, 2017. Applicant was Shawn Hutchens, who filed the zoning application in March 2017. This was for a special use permit for a ground campground on Windswept Ridge Road. The property looks to be about 40 acres and was zoned for residential agricultural use. If you could get me any information on this, it would be much appreciated! I'm happy to come by and pick up copies if you are unable to scan/email.

We will be writing a letter to you this week as well, expressing our overall concerns about this plan adjoining our own property, affecting our health and safety of our family, as well as being a potential environmental concern. A facility of this size being developed on such a small parcel of this overall land will drastically affect our property value as well. Within the plans, there is parking and tent sites merely feet away from current houses, which is incredibly concerning. The light and noise damage alone of such a facility will be detrimental to our overall quality of life, as well as the lives of our neighbors.

If you have any other information you can provide us, for instance, the purpose of this camp and what the intention is for the "Event Lawn" and 3000 sq foot clubhouse, this would be helpful as well.

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351 Hidden Pond Hollow

Alexander, NC 28701

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Sent: Monday, January 11, 2021 10:53am

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Cc: "Britt Lee"

Subject: Brittany Lee - Follow-up from phone call regarding Grandview Road Group Campground

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Kind regards,

Brittany Lee

351 Hidden Pond Hollow

Alexander, NC 28701

828-702-4993



Date: Wed, 10 Mar 2021 11:39:36 -0500 (EST)  
From: "tdolan@madisoncountync.gov" <tdolan@madisoncountync.gov>  
To: Norris Gentry <ngentry@madisoncountync.gov>  
Subject: Pastor Kenneth Huffman

---

I remembered what I wanted to mention to you.

The above Pastor called me the other day to vehemently oppose the *Grandview Campground Proposal*.

He has the ***Grandview Baptist Church*** on top of the ridge above the proposed campground.

Quite concerned about excessive traffic along those tight roads, campsite noise- buffering up against his small church property, etc.

Just an FYI,  
Terrey

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